APPENDIX E: SITE ASSESSMENTS

LDP1 Site Assessments - Update

The following tables provide the specific mitigation and/or enhancement measures for the proposed future development sites this was completed in 2011 as part of the addendum to the 2010 Environmental Report. The information has been presented firstly under housing market area and then by settlement. The sites can be identified using the reference within the Adopted LDP.

This assessment has been updated to reflect any changes in Baseline Data and potential changes as a result of a change in National policy. The update is highlighted in the purple columns and has been published as part of Appendix E to the Addendum to the Environmental Report alongside the Proposed Plan.

PERTH HOUSING MARKET AREA

Perth Strategic Sites and City – Proposed Mitigation and Enhancement Measures

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Bertha-park	500 houses as part of a longer term major expansion of up to 3000 units as part of a mixed use new community including 20ha employment Land	H7	**Negative** Red Squirrel (UK BAP priority species) recorded at site 0.20ha of site covered by Cairnton Cottage Scheduled Monument 0.83ha of site covered by non-designated archaeology River Almond (River East Pow to River Tay Confluences) classified as less than good Site directly intersects an intercatchment at risk area (surface water quality) 7.20ha of the site is within 1:200 year fluvial flood risk area Watercourse catchment of less than 3km^2 at site - Bertha Loch and associated with inflows and outflows watercourses. Gelly Burn also within the development boundary. Historic record of flooding at Almondbank from the Pow Burn, and significant issues of scouring of river banks on the Almond both historically and	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Where significant adverse effects on biodiversity are likely, site specific Biodiversity Action Plans will be produced, highlighting how biodiversity will be protected and promoted during and following construction Pull development back from the A9 and woodland edge, establish a buffer zone for woodland surrounding the site Extend new areas of ancient, semi-natural or native planting to reinforce any particularly sensitive areas **Mitigation** Prepare a masterplan Retention of important trees, structural planting, hedgerows etc Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan HRA undertaken Conditions in planning consent and or S75 Construction Method Statement Habitat Management Plan	Update: The DMRB stage 2 assessment for the CTLR investigated the potential operational impact of a park and ride in the vicinity of the proposed CTLR/A9 grade separated junction considering different potential locations from an operational impact and an access and visibility perspective, and a preferred option was chosen which is closest to the junction. This option requires an extension to the Berthapark boundary to accommodate the allocation for the park and ride facility. We recommend allocating this site for the park and ride and agree with SNH that there should be a requirement for new native woodland planting toward the open rural landscape to the north, east and west, and in views from the A9 and CTLR to minimise the landscape the visual impact of the development. With regard to the proposed extension further west to accommodate employment land as well as the park and ride facility it is considered that this should be supported as alongside appropriate planting this will make for a better settlement boundary here, and provide a link to existing woodland. This is considered in site assessment Perth 6.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			currently (2010) Potential to increase probability of flooding elsewhere as a result of development 0.30ha of site covered by ancient woodland 3.70ha of site covered by semi-natural woodland 0.04ha of the site intersects the Almondbank SSSI and 57ha is within 500m or less of it The site borders the River Tay SAC Drainage issues – Perth WWTW may be at capacity and is currently causing a WFD downgrade to the River Tay (River Isla to River Earn confluence)	Materials should be locally sourced, recycled, reused and contain low embodied carbon. Good quality soils should be removed for use in other parts of Perth and Kinross Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Where important and distinctive landscape features must be removed / modified or landscape character will be temporarily altered, Landscape Management Plans will be produced highlighting how the affected areas will be restored, reinstated and enhanced. All landscape schemes will incorporate biodiversity enhancements where appropriate e.g. use of native species, creation of greenways and green networks Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season Landscape designs will retain existing habitats or create new habitats, to compensate for lost habitat elsewhere in Perth and Kinross. Where possible, other measures to offset biodiversity effects will be implemented. Such measures may include planting species of local provenance and the creation or retention of wildlife corridors along road networks to maintain and encourage the movement of species Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Surveys will be undertaken prior to the implementation of		

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Construction activities will be timed in order to reduce noise impacts Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening, if this is appropriate to the surrounding area Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Setting of scheduled monument to be taken into account in any development proposal; evaluation of archaeological potential and mitigation may be required as part of any planning application process Survey required to identify any remnant veteran trees of ancient wood pasture within conifer plantation – if so possibility to restore to woodland pasture/parkland Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey. Include Bertha Loch in the survey wood Recreation and access plan required to direct access to least sensitive areas Provision of waste recycling in appropriate developments and locations		
Almond Valley Village	1500 houses H5 is proposed as a mixed-use site	H73& E38	**Negative** UK BAP priority species Hedgehog recorded at the site Ruthvenfield Bleachworks, 1-20 Grey Row C listed buildings within the site 0.62ha of site covered by non-designated archaeology East Pow River (d/s of Methven to River Almond Confluence) classified as being less than good – point source pollution (sewage), diffuse source pollution (farming) and morphology pressures noted Almondbank WWTW may be at	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Where significant adverse effects on biodiversity are likely, site specific Biodiversity Action Plans will be produced, highlighting how biodiversity will be protected and promoted during and following construction Pull development back from the A9 and woodland edge, establish a buffer zone for woodland surrounding the site Extend new areas of semi-natural, or ancient or native planting	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan HRA undertaken Conditions in planning consent and or S75 Construction Method Statement	H73 - SEPA medium surface water flood risk: medium sized areas affected by this. SEPA medium risk river flood: large areas potentially affected by it (but this does not take account of flood prevention scheme which will mitigate this constraint) Already FRA requirement. E38 - SEPA medium risk river flood: areas to the north and south now potentially affected by it (but does not take account of flood prevention scheme which will mitigate the medium risk). H73 and E38 both lie within the built up area

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			capacity Site directly intersects an intercatchment at risk area (surface water quality) 11ha of site within 1:200 year fluvial flood risk area The Town Lade (watercourse catchment <3km^2) runs through the site Potential risk of overland flow from the East Pow affecting the proposed development area before re-entering the River Almond downstream Historic record of flooding at Almondbank from the East Pow Burn, and significant issues of scouring of river banks on the Almond both historically and currently (2010) Potential development of site could increase the probability of flooding elsewhere 1.14ha of site covered by ancient woodland 0.09ha of site covered by semi-natural woodland 0.95ha of the site intersects with the River Tay SAC 11.0ha of the site is within 500m or less of the Almondbank SSSI	to reinforce any particularly sensitive areas **Mitigation** Prepare a masterplan Retention of important trees, structural planting, hedgerows etc Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Good quality soils should be removed for use in other parts of Perth and Kinross Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Where important and distinctive landscape features must be removed / modified or landscape character will be temporarily altered, Landscape Management Plans will be produced highlighting how the affected areas will be restored, reinstated and enhanced. All landscape schemes will incorporate biodiversity enhancements where appropriate e.g. use of native species, creation of greenways and green networks	Habitat Management Plan	surrounded by development and as per the SPP test because they are also protected by suitable FPS, there is no need to avoid development on currently undeveloped areas that would be subject to medium flood risk if they were not protected by these FPS. However any development in such areas should be subject to appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures. SEPA medium surface water flood risk: medium sized areas to the east affected.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season Landscape designs will retain existing habitats or create new habitats, to compensate for lost habitat elsewhere in Perth and Kinross. Where possible, other measures to offset biodiversity effects will be implemented. Such measures may include planting species of local provenance and the creation or retention of wildlife corridors along road networks to maintain and encourage the movement of species. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Construction activities will be timed in order to reduce noise impacts Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening, if this is appropriate to the surrounding area Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. All engineering, building or other works in inland surface waters will require authorisation under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 and may require licensing by SEPA (other than those covered by the General Binding Rules) Provision of waste recycling in appropriate developments and locations		
Perth West	Housing 550 units	H70	**Negative** The tributaries of the Pow Burn run through the site (watercourse catchment of <3km^2) – potential for development of the site to increase the probability of flooding elsewhere May be significant increase risk	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan Conditions in planning	SEP Update: Note at Perth West the Inventory Battlefield designation and the need for mitigation through the proposed Battlefield Conservation Plan A medium surface water flood risk: medium sized areas along the northern edge affected by this.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			of flooding if the area is expanded to the north or west where the Pow Burn 1:200 year flood outline and a small watercourse are located Site directly intersects an intercatchment at risk area (surface water quality) East Pow River (d/s of Methven to River Almond Confluence) classified as being less than good – point source pollution (sewage), diffuse source pollution (farming) and morphology pressures noted Entire site is prime agricultural land (category 3.1) UK BAP priority species Hedgehog recorded at the site Non-designated archaeology present on site	Where significant adverse effects on biodiversity are likely, site specific Biodiversity Action Plans will be produced, highlighting how biodiversity will be protected and promoted during and following construction **Mitigation** A basic FRA (topographic information and site layout) would be required in the first instance at planning application stage to assess the risk of flooding Not all of the site is available for development and open space should be dedicated next to the watercourses Must connect to Perth WWTW drainage system Retain and protect mature trees and woodland, hedgerows and shelterbelt framework; introduce framework of new native planting and hedgerows where appropriate to create green networks and woodland/wildlife corridors Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Good quality soils should be removed for use in other parts of Perth and Kinross Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features All engineering, building or other works in inland surface waters	consent and or S75 Construction Method Statement Habitat Management Plan	Already FRA requirement add DIA requirement. Now part of wider proposal assessed as Perth 7.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				will require authorisation under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 and may require licensing by SEPA (other than those covered by the General Binding Rules) Provision of waste recycling in appropriate developments and locations		
Marshall-ing Yards, Tulloch	300 houses	H4	**Positive** Re-using brownfield land and reducing need for use of greenfield land. **Negative** Relatively undisturbed brownfield site Protected species Mallard recorded at site Potential to impact on an industrial archaeological site Potential to increase probability of flooding elsewhere as a result of development	**Enhancement** Retention of important trees, structural planting, hedgerows, etc. Green wedge at site - opportunity to improve the water environment around the Lade e.g. soft engineering to remove the channelized nature of this watercourse, riparian planting, green banking Creation of habitat network including a 'wet meadow' at the southern edge of the site between the Lade and marshalling yard **Mitigation** Construction method statement Carry out an assessment of the existing biodiversity, ensuring minimal disruption to the existing flora *and* fauna, creation of enhanced habitats within new developments *and* the promotion of wildlife corridors between developments. Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Improvements to the Perth WWTW before the development is started Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site	Policy in Proposed Plan Conditions in planning consent and or S75	SEPA medium risk surface water: small areas affected Add possible DIA requirement (already FRA requirement) Site excluded from Proposed Plan and reallocated for existing transport use reverting to its existing use as marshalling yards.
Broxden, Glasgow Road	200 houses as part of a mixed use development with 4.5ha employment	MU1	**Negative** Hedgehog (UK BAP priority species) recorded at site 4ha of site covered by non-designated archaeology 1.24ha of site within 1:200 year	**Enhancement** Measures to enhance biodiversity to be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes) and the creation of	Policy in Proposed Plan FRA undertaken Construction Method Statement	SEPA medium surface water flood risk: small areas to the south affected by this Already FRA requirement add DIA requirement

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
	uses		fluvial flood risk area - small area to the NE of the site, associated with Craigie Burn Northern and Western Boundary of Site is the upper tributaries (Scouring Burn) of the Craigie Burn. Also 3 small watercourses within the site boundary and storage ponds which form part of Perth Flood Prevention Scheme within the site boundary Potential to increase probability of flooding elsewhere as a result of development	greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows, etc. A detailed FRA required at planning application stage to define the area at risk and appropriate detailed design layout and levels Opportunity to open and restore any culverts in the locality which could be identified through the FRA Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Construction method statement to be developed and implemented Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	developed at application stage Conditions in planning consent and or S75	
The Triangle, Dunkeld Road	Employment land site	E1	**Negative** Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation,	Policy in Proposed Plan HRA undertaken Conditions in	SEPA medium surface water flood risk: very small areas on eastern and southern edge affected

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			4.40ha of the site is within the 1:200 year fluvial flood risk area Perth WWTW may be at capacity, additional development linked to this works could exacerbate sewage pressure on the River Tay waterbody	habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site	planning consent and or S75	SEPA medium risk river flood: whole site was affected, now no area within but directly adjacent. It is noted that both E1 and E3 would have been subjected to flooding from the River Tay and Almond during the 1993 flood event (1 in 100 year flood event). We consider that all of E1 and E3 lie within the built up area as they are surrounded by roads, infrastructure. The SPP test is whether they are within the built up area and whether they are protected by suitable FPS, which they are.
Arran Road, North Muirton	5ha for employment	E3	**Negative** UK BAP priority species, Hedgehog recorded at the site Site directly intersects an intercatchment at risk area (surface water quality) 18.0ha of the site is within the 1:200 year fluvial flood risk area Records show extension flooding in North Muirton in 1993 The site borders with the River Tay SAC Perth WWTW may be at capacity, additional development linked to this works could exacerbate sewage pressure on the River Tay waterbody	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan HRA undertaken Conditions in planning consent and or S75	SEPA medium surface water flood risk: medium sized areas affected within the site SEPA medium risk river flood: whole site was affected, now no area within but it is directly adjacent It is noted that both E1 and E3 would have been subjected to flooding from the River Tay and Almond during the 1993 flood event (1 in 100 year flood event). We consider that all of E1 and most of E3 lie within the built up area as they are surrounded by roads, and infrastructure. The SPP test is whether they are within the built up area and whether they are protected by suitable FPS, which they are.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Scott Street/ Charles Street	50 houses	H1	**Positive** Re-using brownfield land and reducing need for use of greenfield land	**Enhancement** Include sustainable design and construction techniques Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site **Mitigation** Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan Conditions in planning consent and or S75	
St. John's School, Stormont Street	50 houses	H2	**Positive** Re-using brownfield land and reducing need for use of greenfield land **Negative** Loss of community facility	**Enhancement** Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site **Mitigation** Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan Conditions in planning consent and or S75	SEPA medium river flood risk: No longer affects this site (No FRA requirement in current LDP so continue with this approach)
Gannochy Road	50 houses	H3	**Negative** Hedgehog (UK BAP priority species) recorded at site	**Enhancement** Measures to enhance biodiversity to be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and	Policy in Proposed Plan Conditions in planning consent and or S75	SEPA medium risk surface water: small areas affected Add possible DIA requirement (already FRA requirement) Lies next to the Sidlaw Hills Special Landscape Area

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				temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site		
Newton Farm, North West Perth	100 houses	H71	**Negative** UK BAP priority species, Water Vole recorded at site 0.70ha of site covered by non-designated archaeology Small watercourse (catchment <3km^2) may exist within a culvert beneath the site Perth WWTW may be at capacity, additional development linked to this works could exacerbate sewage pressure on the River Tay waterbody	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey. Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening, if this is appropriate to the surrounding area Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	No implications from SEA reassessment but boundary changes are required to remove areas given planning permission for the Cross Tay Link road to the east and the formation of training pitch to the north.
Perth Harbour, Friarton Road	Opportunity site	Op8	**Negative** 5.80ha of site within the 1:200 year coastal flood risk area 0.10ha of site within the 1:200 year fluvial flood risk area Perth WWTW may be at capacity, additional	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	SEPA medium risk surface water flood: small areas affected by this Already FRA requirement add DIA requirement

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			development linked to this works could exacerbate sewage pressure on the River Tay waterbody	corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature		
Thimble Row Car Park	Opportunity site	Op2	**Positive** Re-using brownfield land and reducing need for use of greenfield land. **Negative** Potential for impact on setting listed buildings.	**Enhancement** Retention of important trees, structural planting, hedgerows, etc. **Mitigation** Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan Conditions in planning consent and or S75	SEPA medium river flood risk: No longer affects this site SEPA medium risk surface water flood: small areas affected by this at south western end FRA requirement but potentially add DIA requirement
Waverley Hotel, County Place	Opportunity site	Op6	**Positive** Re-using brownfield land and reducing need for use of greenfield land **Negative** Potential loss of listed building	**Enhancement** Include sustainable design and construction techniques **Mitigation** Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan Conditions in planning consent and or S75	SEPA medium river flood risk: No longer affects this site
Bus Station, Leonard Street	Opportunity site	Op9	**Positive** Re-using brownfield land and reducing need for use of greenfield land	**Enhancement** Include sustainable design and construction techniques, SUDS Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site **Mitigation** Any future redevelopment proposals will be considered against the LDP policy framework	Policy in Proposed Plan Conditions in planning consent and or S75	No implications from reassessment and from widening the uses to include hotel, leisure, office.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature		
Mill Street (south side)	Opportunity site	Op4	**Positive** Re-using brownfield land and reducing need for use of greenfield land	**Enhancement** Include sustainable design and construction techniques, SUDS Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site **Mitigation** Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan Conditions in planning consent and or S75	SEPA medium river flood risk: No longer affects this site. The site has been extended but there are no implications arising from this change.

Perth HMA – Proposed Mitigation and Enhancement Measures

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Abernethy						
Station Road	16 houses	H9	**No strategic environmental sensitivities noted**	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc. Include sustainable design and construction techniques to increase energy efficiency and significantly reduce emissions, buildings should be constructed to make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Ochil Hills SLA to the south Very small area of SEPA surface water flood risk to the west Recommended that a FRA be required. This should assess the potential that the Nethy Burn is culverted beneath the development sites. In line with SPP, there should be no development on top of the culvert.
Newburgh Road (North)	Housing and employment Land	MU8	**Positive** Re-use of brownfield land in part **Negative** Non-designated locally important archaeology on a small portion of the site Small watercourse (catchment <3km^2) within the site and one on the SW boundary Culverted watercourse beneath the site	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Recommend any culverted watercourse is opened and restored as part of any new development **Mitigation** A basic FRA (Topographic information and details of culvert in the first instance) with site layout plan will be required at planning application stage to assess risk of flooding Retention of important trees, structural planting, hedgerows etc Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon.	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction Method Statement	Ochil Hills SLA to the south Some SEPA surface water flood risk to the north Add DIA requirement Recommended that the FRA assess the potential that the water courses are culverted beneath the development sites. In line with SPP, there should be no development on top of the culvert.

				Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations		
Balbeggie						
St. Martin's Road	100 houses	H13	**Negative** Hedgehog (UK BAP priority species) recorded at the site Site directly intersects an intercatchment at risk area (surface water quality) Small watercourse (catchment of <3km^2) within the northern part of the site St. Martin's Burn/Balgray Burn classified as less than good status – abstraction pressures noted Limited dilution in the receiving watercourse	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Briefs must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75 Construction Method	Very small area in the north west corner at medium probability of surface water flooding. Southern boundary adjacent to the Sidlaw Hills SLA. Site is currently prime agricultural land. Site is adjacent to a Scheduled Monument in the Deer Park.

Bridge of Earn/Oudenarde						
Oudenarde	1600 houses	H15	**Positive** Increased density minimises the loss of greenfield land elsewhere **Negative** A planning application for residential, commercial and industrial development with associated school provision, open space and landscaping was approved but the issuing of the decision is delayed due to an outstanding Section 75 Agreement. 22.60ha of site covered by non-designated archaeology River Earn classified as less than good – multiple morphological pressures including embankment/flood wall without bank reinforcement at the site noted 9.85ha of site within 1:200 year coastal flood risk area Perth WWTW may be at capacity May be capacity issues relating to the waste water pumping station at Bridge of Earn	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Where significant adverse effects on biodiversity are likely, site specific Biodiversity Action Plans will be produced, highlighting how biodiversity will be protected and promoted during and following construction Pull development back from the M90 and woodland edge, establish a buffer zone for woodland surrounding the site Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Prepare a masterplan Retention of important trees, structural planting, hedgerows etc Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Good quality soils should be removed for use in other parts of Perth and Kinross Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Where important and distinctive landscape features must be removed / modified or landscape character will be temporarily altered, Landscape Management Plans will be produced highlighting how the	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan HRA undertaken Conditions in planning consent and or S75 Construction Method Statement Habitat Management Plan	Very small areas of SEPA medium surface water flood risk to north of site

				affected areas will be restored, reinstated and enhanced. All landscape schemes will incorporate biodiversity enhancements where appropriate e.g. use of native species, creation of greenways and green networks Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season Landscape designs will retain existing habitats or create new habitats, to compensate for lost habitat elsewhere in Perth and Kinross. Where possible, other measures to offset biodiversity effects will be implemented. Such measures may include planting species of local provenance and the creation or retention of wildlife corridors along road networks to maintain and encourage the movement of species All engineering, building or other works in inland surface waters will require authorisation under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 and may require licensing by SEPA (other than those covered by the General Binding Rules) Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening, if this is appropriate to the surrounding area Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations		
Old Edinburgh Road/ Dunbarney Avenue	100 houses	H14	**Positive** Low biodiversity value **Negative** Hedgehog (UK BAP priority species) noted on the site May be capacity issues relating to the waste water pumping station at Bridge of Earn Perth WWTW may be at capacity Loss of agricultural land	**Enhancement** Where appropriate, good quality soils should be removed for use in other parts of Perth and Kinross Where appropriate; measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site Provision of waste recycling in appropriate locations	Policy in Proposed Plan Conditions in planning consent and or S75 Construction Method Statement	Very small areas of SEPA medium surface water flood risk to north of site.

Burrelton/Woodside						
Church Road	20 houses	H17	**Negative** 0.14ha of the site is within the 1:200 year fluvial flood risk area Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc A basic FRA (Topographic information and details of culvert in the first instance) with site layout plan will be required at planning application stage to assess risk of flooding Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Medium probability of river flooding affecting the southernmost part of the site. FRA already required. No new issues which would mean site should be removed from Plan
Dunning						
Auchterarder Road	50 houses	H20	**No strategic environmental sensitivities noted** **Negative** Small watercourse (catchment <3km^2) on the southern boundary of the site (Latch Burn) Dunning Burn classified as being moderate status – diffuse source pollution (farming) and point source pollution (sewage) pressures noted May be capacity issues at Dunning WWTW to accommodate development	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to	Policy in Proposed Plan Conditions in planning consent and or S75	Lies within Ochil Hills SLA. A small watercourse lies along the southern boundary site. A flood risk assessment should be required to investigate the potential of this flooding. A proposed extension to this site will increase its area and increase the number of houses to be developed. A full site assessment has been prepared to assess the combined site.

				the projected climatic changes in precipitation and temperature Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Sustainable drainage required for most forms of development. Provision of waste recycling in appropriate developments and locations.		
Station Road	Opportunity Site	Op23	**No strategic environmental sensitivities noted**	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	Policy in Proposed Plan Conditions in planning consent and or S75	Very similar river flood extent to previous SEPA mapping which is adjacent to the site. Lies within Ochil Hills SLA.
Errol Airfield/Grange						
West of Old Village Hall	Housing	H21	**Negative** 0.60ha of the site is covered by non-designated archaeology Site directly intersects an intercatchment at risk area (surface water quality) - Grange Pow classified as less than good status – diffuse source pollution (sewage and farming) and morphology (farming) pressures noted	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75 Construction	Medium probability of river flooding along northern, eastern and western boundaries with additional areas of low probability in northern half of the site. Areas of high probability surface water flooding adjacent to the north western corner and outwith the site to the south east. FRA already required. No new issues which would mean site should be removed from the Plan.

Inchture						
Moncur Farm Road	16 houses	H24	**No strategic environmental sensitivities noted** **Negative** Knapp Burn/Huntly Burn classified as moderate status – diffuse and point source pollution (sewage) pressures noted Longforgan pumping station listed as a key pressure on the waterbody Existing CSO discharges to a small watercourse (unnamed tributary of Huntly Burn) is problematic	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Medium probability of surface water flooding throughout minor parts of site.
Kinfauns						
West Kinfauns	Park + Ride facility	RT1	**Negative** **Site is within 500m or less of the River Tay SAC** 2.0ha of the site is within 500m or less of the Kinnoull Hill SSSI	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** New roads and public transport schemes should be constructed to make them resilient to the projected climatic changes in precipitation and temperature, including operational strategies for managing these systems during extreme weather events Retention of important trees, structural planting, hedgerows etc Construction method statement to be developed and implemented Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening	Policy in Proposed Plan Conditions in planning consent and or S75 Construction Method Statement	Wholly within the Sidlaw Hills Special Landscape Area. Small areas of high probability surface water flooding and slightly larger areas of medium and low probability flooding on the eastern and western boundaries. Large area of medium probability river flooding outwith the site to the south. Developer requirements already include requirement for an enhanced landscape framework to be created. No new issues which would mean site should be removed from the Plan.
Luncarty						

Luncarty South	200 houses	H27	**Negative** Red Squirrel (UK BAP priority species) recorded at site 6.12ha of site covered by non-designated archaeology 4.43ha of site within the 1:200 year fluvial flood risk area Site is adjacent to small watercourses (<3km^2) at the SW and NE (Mill Lade from Shochie Burn) Aerial photographs (2006) show the northern part of the site flooding and some standing water within the site Potential for development of the site to increase the probability of flooding elsewhere 0.60ha of site covered by ancient/semi-natural woodland 0.80ha of the site intersects with the River Tay SAC River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted May be capacity issues with WW pumping station at Luncarty	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Prepare a masterplan Retention of important trees, structural planting, hedgerows etc Pull development back from the A9 and woodland edge, establish a buffer zone for woodland surrounding the site Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Good quality soils should be removed for use in other parts of Perth and Kinross Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan HRA undertaken Conditions in planning consent and or S75 Construction Method Statement	South eastern corner medium probability of river flooding from the Tay (slightly larger area affected than previously). Very small areas across western part of the site at medium probability of surface water flooding.

				National Heritage (SNH)) Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season Landscape designs will retain existing habitats or create new habitats, to compensate for lost habitat elsewhere in Perth and Kinross. Where possible, other measures to offset biodiversity effects will be implemented. Such measures may include planting species of local provenance and the creation or retention of wildlife corridors along road networks to maintain and encourage the movement of species Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Construction activities will be timed in order to reduce noise impacts Provision of waste recycling in appropriate developments and locations		
Perth Airport						
Perth Airport	50 houses as part of a mixed use development with 50% employment land	MU3	**Positive** Re-use of previously developed land **Negative** 0.10ha of site covered by non-designated archaeology Site directly intersects an intercatchment at risk area (surface water quality) Concerns about the capacity of the Annaty Burn to accommodate further discharge from the existing private system for the airport prior to a downgrade in WFD status (classified as less than good status – diffuse pollution (farming) and morphology pressures noted)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	Policy in Proposed Plan Archaeology study Preparation of masterplan Conditions in planning consent and or S75 Construction Method Statement	Area of medium probability river flooding outwith the site to the south. Small area of medium probability surface water flooding outwith the site on the north western corner. Adjacent to the Sidlaw Hills SLA to the south

				Provision of waste recycling in appropriate developments and locations		
Scone						
Scone North	700 houses	H29	**Negative** UK BAP priority species, Red Squirrel recorded at site 26ha of site within the Scone Palace Garden and Designed Landscape Site directly intersects an intercatchment at risk area (surface water quality) – Annaty Burn classified as less than good status – diffuse pollution (farming) and morphology pressures noted Concerns regarding capacity at Scone WWTW in relation to size of proposed development Small watercourse (catchment <3km^2) within the site boundary and adjacent to northern boundary spring and dry valley present within the site boundary Development has the potential to increase the risk of flooding downgradient 0.60ha of site is covered by ancient woodland High landscape and visual sensitivities	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Prepare a masterplan Retention of important trees, structural planting, hedgerows etc Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Good quality soils should be removed for use in other parts of Perth and Kinross Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Where important and distinctive landscape features must be removed / modified or landscape character will be temporarily altered, Landscape Management Plans will be produced highlighting how the affected areas will be restored, reinstated and enhanced. All landscape schemes will incorporate biodiversity enhancements where appropriate e.g. use of native species, creation of greenways and green networks Construction and maintenance methods will be designed to prevent or reduce impacts on biodiversity. Where appropriate, construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan HRA undertaken Conditions in planning consent and or S75 Construction Method Statement Habitat Management Plan	Small area of medium probability surface water flooding towards the eastern boundary. The Sidlaw Hills SLA is close to the south eastern boundary.

				Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Construction activities will be timed in order to reduce noise impacts Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Provision of waste recycling in appropriate developments and locations Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey		
Glebe School	Opportunity Site	Op22	**Positive** Redevelopment of brownfield land (in part) **Negative** UK BAP priority species, Hedgehog recorded at site Small portion of site covered by non-designated archaeology 0.01ha of site within the Scone Palace Garden and Designed Landscape Site directly intersects an intercatchment at risk area (surface water quality) – Annaty Burn classified as less than good status – diffuse pollution (farming) and morphology pressures noted Southern boundary is adjacent to the fluvial flood outline (Annaty Burn) – historic record of flooding at Scone from the Burn Small watercourse (catchment <3km^2) may be culverted in the field to the west of the site boundary 0.01ha of site covered by ancient woodland	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Retention of important trees, structural planting, hedgerows etc Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan Conditions in planning consent and or S75 Construction Method Statement Habitat Management Plan	Large area of medium probability surface water and river flooding outwith the site to the south and east. Area of river flooding further from site than previous flood data indicated. Listed building (Scone Old Parish Church) adjoins southern boundary.

Stanley						
Duchess Street	Housing	H30	**Negative** Small portion of site covered by ancient and semi-natural woodland 0.45ha of the site is 500m or less from Thistle Brig SSSI May be a risk of flooding to the area if expanded to the south where the 1:200 year fluvial flood outline and a small watercourse are located River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted Stanley works at capacity	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Landscape capacity study Conditions in planning consent and or S75	Wider allocation a short distance from medium probability river flooding to the east. Linear area of medium probability surface water flooding towards the southern boundary. Similar area outwith the site to the north west along railway line. Listed building adjoining eastern boundary.
Burnside/ Manse Crescent	Housing	H32	**No strategic environmental sensitivities noted** **Negative** Historic record of flooding at Stanley (1876, Stanley Mills and 1993, Murray Crescent., Shieldhill Place and Manse Crescent.) – no apparent risk of flooding at site River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted Stanley WWTW at capacity	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems	Policy in Proposed Plan Conditions in planning consent and or S75	Medium probability flooding along railway line to the south east of the site. Medium probability of river flooding outwith site to the south west.

				and or adversely affects water resources. Sustainable drainage system required. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations		
Linn Road/ Station Road (north)	Housing	H33	**Negative** UK BAP priority species, Hedgehog recorded at site River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted Stanley WWTW at capacity	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Medium probability surface water flooding along railway line to the north and a small area on the south western boundary.
Mill Street (north)	Housing	H34	**No strategic environmental sensitivities noted** **Negative** May be a risk of flooding if the area is expanded to the north where a small watercourse is located River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation**	Policy in Proposed Plan Landscape capacity study Preparation of masterplan Conditions in planning consent and or S75	Very small areas of medium probability surface water flooding near south eastern boundary and outwith site along the railway line.

			noted Stanley WWTW at capacity	Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations		

HIGHLAND HOUSING MARKET AREA

Highland HMA Housing and Employment Sites – Proposed Mitigation and Enhancement Measures

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Aberfeldy						
Borlick	5ha employment land	E10	**Negative** Red Squirrel recorded at site (UK BAP priority species) 0.01ha of site within the 1:200 year flood risk area Historic record of flooding in the area and at the Aberfeldy Caravan Park 0.60ha of site is ancient/semi-natural woodland Urlar Burn classified as moderate status – abstraction pressures noted River Tay (River Lyon to River Tummel confluence) - classified as good status Lack of capacity at Aberfeldy WWTW	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change and mitigate effects of climate change. Need to survey mature woodland areas bounding site; ornithological	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction Method Statement	Medium probability of river flooding outwith site to the north. Strath Tay Special Landscape Area adjacent to north, east and part of south site boundary. No peat soils. No new issues which would mean site should be removed from Plan – FRA already required; existing developer requirement to respond appropriately to the landscape should include reference to the SLA.FRA should consider all sources including the risk of flood water in the smaller watercourses backing up due to high water levels in the River Tay as well as directing flooding from the River Tay. There is also a residual risk from the reservoir to the east of the site; however it is unlikely to affect the site but should be assessed within the FRA – just a simple analysis of likely flow paths if the dam failed. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				survey; mammal survey (squirrel, badger and bat); otters and woodland survey FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding, and also the location of any culverts e.g. under the road Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations		Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Ancient woodland to the north of the site; a slightly larger area is within the Native Woodland Survey of Scotland and this encroaches into a small part of the site in the east.
Borlick	200 houses	H36	**Negative** Northern part of the site is adjacent to the 1:200 year fluvial flood outline (River Tay) Small watercourse (catchment <3km^2) flows through the site Historic record of flooding in the area and also south (upgradient) of this site around Braeside Park, Farrogon Drive and Old Crieff Road Potential for development of the site to increase the probability of flooding elsewhere Urlar Burn classified as moderate status – abstraction pressures noted River Tay (River Lyon to River Tummel confluence) - classified as good status Lack of capacity at Aberfeldy WWTW	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding, and also the location of any culverts e.g. under the road. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey. Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction Method Statement	Small areas in the north and west of the site medium probability of surface water flooding. Medium probability of river flooding outwith site to the north. Listed building (Aberfeldy Cottage Hospital) outwith site on the south western corner. Strath Tay Special Landscape Area adjacent to east and south site boundary. No peat soils. No new issues which would mean site should be removed from Plan – FRA already required; existing developer requirement to respond appropriately to the landscape should include reference to the SLA and possibly listed building. FRA should consider all sources including the risk of flood water in the smaller watercourses backing up due to high water levels in the River Tay as well as direct flooding from the River Tay. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Additional Site Specific Developer Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.
South of	100 houses	H37	**Negative**	**Enhancement**	Policy in Proposed	**Site is now under construction and therefore has**

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Kenmore Road			Non-designated archaeology 1.10ha of site is within 500m or less of Birks of Aberfeldy SSSI Northern part of the site is adjacent to the 1:200 year fluvial flood outline (River Tay) Small watercourse (catchment <3km^2) flows through the site Potential for development of the site to increase the probability of flooding elsewhere Urlar Burn classified as moderate status – abstraction pressures noted River Tay (River Lyon to River Tummel confluence) - classified as good status Lack of capacity at Aberfeldy WWTW	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Retention of important trees, structural planting, hedgerows etc A basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding, and also the location of any culverts e.g. under the road Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	Plan FRA undertaken Landscape capacity study Conditions in planning consent and or S75	**been removed from the Proposed Plan as an allocation.** Medium probability of river flooding to the north of encroaching on a small part of the site. Medium probability of surface water flooding from burn running through the middle of the site south to north. Listed building (Dun Aluinn Hotel) outwith site on the eastern boundary. Strath Tay Special Landscape Area adjacent to north, west and south site boundary. No peat soils. No new issues which would mean site should be removed from Plan – FRA already required; may need to add developer requirement to respond appropriately to the landscape including reference to the SLA. The small watercourse is culverted on a number of occasions and has to be taken into consideration. Also the backing up of the small watercourse due to high water levels in the River Tay. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Additional Site Specific Developer Requirement for the open watercourse to be retained and protected from pollution with a minimum 6m buffer strip. Small area of woodland in the south is within the Native Woodland Survey of Scotland.
Birnam and Dunkeld						
Tullymilly	Employment land site	E12	**Negative** Small portion of site within Dunkeld House Garden & Designed Landscape 0.01ha covered by ancient woodland 1.20ha of the site is within the River Tay NSA Capacity issues at Birnam and Dunkeld WWTW	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas	Policy in Proposed Plan Conditions in planning consent and or S75 Construction	Small areas of medium probability flooding across site. Dunkeld battlefield to the south of the site (south of the road). No peat soils. No new issues which would mean site should be removed from Plan – FRA already required; unlikely to be an adverse impact on the battlefield site. FRA should take account of the small watercourse along the southern boundary which is partially culverted. There is also a chance that the small watercourse to the north within allocation E13 could

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				Mitigation Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		be culverted beneath the site. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Additional Site Specific Developer Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip. Large area of ancient woodland adjacent to the easternmost boundary of the site.
Tullymilly	Employment land site	E13	**Negative** 0.01ha covered by ancient woodland 2.10ha of the site is within the River Tay NSA Capacity issues at Birnam and Dunkeld WWTW	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Small areas of medium probability flooding across site. Dunkeld battlefield to the south of the site (south of the road). No peat soils. No new issues which would mean site should be removed from Plan – FRA already required; unlikely to be an adverse impact on the battlefield site. FRA should take account the small watercourse along the northern boundary and the watercourse which goes through the site which is partially culverted. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Additional Site Specific Developer Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip. Large area of ancient woodland adjacent to the whole northern boundary of the site.
Pitlochry						
Middleton of Fonab	70 houses	H38	**Negative** 0.10ha of site covered by ancient woodland 0.20ha of site covered by semi-	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat	Policy in Proposed Plan FRA undertaken Conditions in planning consent	Large area of medium probability river flooding outwith site to the north and east. Areas of medium probability surface water flooding surrounding site. No peat soils. No new issues which would mean site should be removed from Plan – FRA already

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			natural woodland Historic record of flooding (1993) in Fonab Crescent adjacent to the site and again gardens in Fonab Crescent flooded in 2004	creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Construction method statement to be developed and implemented Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change and mitigate effects of climate change. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Provision of waste recycling in appropriate developments and locations	and or S75 Construction Method Statement	required. Small watercourse at northern and southern boundary. Surface water flood risk shown to be adjacent to the site, however the surface water flood map is picking up the small watercourse route and therefore doesn't pose a flood risk. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Additional Site Specific Developer Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip. Areas of ancient woodland and woodland on the Native Woodland Survey of Scotland to the north and south of the site. A proposed extension to this site will increase its area and may increase the number of houses to be developed. A full site assessment has been prepared to assess the combined site.
Robertson Crescent	90 houses	H39	**Negative** Hedgehog recorded at site (UK BAP priority species) 0.02ha of the site is within the 1:200 year fluvial flood risk area Small watercourse (catchment <3km^2) on the northern boundary of the site Moulin River runs down the eastern fringe of the site Historic record of flooding in the area on the Moulin Burn (July 2002) affecting parts of Pitlochry	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	Medium probability of river flooding outwith site to the east. Small area of medium probability surface water flooding on the eastern boundary; areas of medium probability surface water flooding outwith the site to the east and west. Ben Vrackie Special Landscape Area adjacent to northern boundary. No peat soils. No new issues which would mean site should be removed from Plan – FRA already required; may need to add developer requirement to respond appropriately to the landscape Small watercourse flows along the northern boundary and has to be assessed however the main risk is likely to be the Moulin Burn. There is also an underground reservoir at the southern part of the site and no development should occur above any piped inflows to the reservoir. The reservoir owner should be consulted and consideration given to the residual risk from the structure. Site specific

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				change and mitigate effects of climate change. Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Development should ensure appropriate buffer strips are maintained and presumption against culverting of watercourses Provision of waste recycling in appropriate developments and locations		developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Additional Site Specific Developer Requirement for the maintenance of a minimum 6m buffer strip from the Moulin Burn to the east. A proposed extension to this site will increase its area although the extension area will only be permitted to be used for access and open space. A full site assessment has been prepared to assess the combined site.
Ballinluig						
Ballinluig North	45 houses	H40	**Negative** Red Squirrel recorded at site (UK BAP priority species) 4.40ha of site covered by ancient woodland 6.80ha of the site is within 500m or less of the Shingle Islands SSSI A small watercourse (catchment <3km^2) within the site boundary and two on the site boundary (northern and southern) Potential for the development of the site to increase the probability of flooding elsewhere Risk of flooding may increase if the area is expanded where other small watercourses are located River Tummel (Loch Faskally to River Tay) classified as moderate ecological potential – flow regulation and morphological alterations pressures noted Currently only served by a septic tank which is adequate for current size – potential for deterioration of the watercourse as a result of additional proposed development	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Construction method statement to be developed and implemented Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction Method Statement	No new issues affecting site which would mean it should be removed from Plan. Waterbody classified as having an overall status of good. No pressures have been identified. No peat soils Latest comments from SEPA suggest that no assessment of flood risk is required. Large area of ancient woodland adjacent to the eastern boundary of the site.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Provision of waste recycling in appropriate developments and locations		
Inver						
Inver	New employment land site	E14	**Negative** Red Squirrel recorded at site (UK BAP priority species) 1.60ha of site within 1:200 year fluvial flood risk area 1.70ha of the site within the River Tay NSA	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Landscape Conditions in planning consent and or S75	Entire site within medium probability of river flooding (same as previously). Area of medium probability surface water flooding in the eastern part of the site and small areas outwith the site to the south and west. Group of listed buildings outwith the site to the west and also the listed Inver Bridge adjoining the site to the south. No new issues which would mean site should be removed from Plan – site was previously in a flood risk area and FRA already required; existing developer requirement to respond appropriately to the sensitive location should include reference to the SLA. A recent study for the A9 dualing shows that the site would be under approximately 0.8m of flood water during the 200 year flood event. SEPA require site to be removed from LDP2.
Kenmore						
East of Primary School	30 Houses	H42	**Negative** Red Squirrel recorded at site (UK BAP priority species) 0.80ha within Taymouth Castle	**Enhancement** Where appropriate, measures to enhance biodiversity will be	Policy in Proposed Plan FRA undertaken Conditions in	Area of medium probability river flooding outwith the site to the north. Small area of medium probability surface flooding on the western boundary. Entire site within the Loch Tay Special Landscape Area. No peat soils. No new issues which

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			Garden and Designed Landscape Loch Tay classified as good status – no pressures noted	implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding Where important and distinctive landscape features must be removed / modified or landscape character will be temporarily altered, Landscape Management Plans will be produced highlighting how the affected areas will be restored, reinstated and enhanced. All landscape schemes will incorporate biodiversity enhancements where appropriate e.g. use of native species, creation of greenways and green networks Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Provision of waste recycling in appropriate developments and locations	planning consent and or S75	would mean site should be removed from Plan – FRA already required; existing developer requirement to respond appropriately to the landscape should include reference to the SLA. FRA for the River Tay is required. Site specific developer requirements to be updated re requirement for FRA: 'A Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' Waterbody classified as having an overall status of good. No pressures have been identified. Area of woodland outwith the site to the north is within the Native Woodland Survey of Scotland.
Murthly						
West of Bridge Road	10 houses	H45	**Positive** Size of site much reduced from MIR site I **Negative** 0.50ha of site covered by non-designated archaeology May be a risk of flooding if the site is expanded to the east where a watercourse with associated flood outline is located	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction	Small areas of high probability surface water flooding to the north and south. No peat soils. No new issues which would mean site should be removed from Plan. Waterbody classified as having an overall status of poor. Abstraction as a result of arable farming is identified as a pressure. Addition of a Site specific developer requirement: 'A

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			River Tay (River Tummel to River Isla confluence) classified as moderate status – morphology and point source pollution (sewage) Served by an existing public septic tank which does not have capacity for scale of development proposed at settlement	**Mitigation** Basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Materials should be locally sourced, recycled, reused and contain low embodied carbon. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Provision of waste recycling in appropriate developments and locations		Flood Risk Assessment should be carried out, in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments guidance.' FRA has to assess the risk of flooding from the small culverted watercourse. There is an opportunity to reduce the risk of flooding on Station Road during the development of this site and this should be investigated.

KINROSS HOUSING MARKET AREA

Kinross HMA Housing and Employment Sites – Proposed Mitigation and Enhancement Measures

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Kinross/Milnathort						
South Kinross	1.2 ha employment land	E16	**Negative** 1.14ha of site within Loch Leven Catchment Management area 1.20ha of the site is within 500m or less of the Loch Leven SSSI, SPA, Ramsar and NNR sites Site directly intersects an intercatchment at risk area (surface water quality) Adjacent on the eastern boundary to the 1:200 year fluvial flood outline (Loch Leven and South	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Detailed FRA required at planning application stage to define area at	Policy in Proposed Plan FRA undertaken HRA undertaken Conditions in planning consent and or S75	Pockets of SEPA medium risk for surface water flooding affecting central areas within the site. Add requirement for DIA (already FRA requirement).

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			Queich) Historic records of flooding in the Kinross area Potential for the development of the site to increase the probability of flooding elsewhere	risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Construction method statement to be developed and implemented Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Provision of waste recycling in appropriate developments and locations		
Station Road South	3.2 ha employment land.	E18	**Negative** 4.50ha of site within the 1:200 year fluvial flood risk area 0.04ha of site within Loch Leven Catchment Management area Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate	Policy in Proposed Plan FRA undertaken HRA undertaken Conditions in planning consent and or S75	Reduced areas affected by SEPA medium flood risk. Add DIA requirement.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				change. Provision of waste recycling in appropriate developments and locations		
Stirling Road	4.5ha employment land	E19	**Negative** North Queich River classified as less than good – previous pollution incidents in this area from existing industrial area Site directly intersects an intercatchment at risk area (surface water quality) 2.10ha of the site is within the 1:200 year fluvial flood risk area (North Queich) Historic records of flooding in the Kinross area Potential for the development of the site to increase the probability of flooding elsewhere May be an increased risk of flooding if site is extended to the south where the North Quiech and associated flood outline is located	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Landscape HRA undertaken Conditions in planning consent and or S75	No areas are now affected by SEPA medium river flood risk Remove FRA requirement. Investigate the potential for restoration of the existing culvert. A maintenance buffer strip of at least 6 metres wide should be provided between the watercourse and built development.
Health Centre	New Opportunity site	Op14	**Positive** Redevelopment of brownfield site **Negative** Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and	Policy in Proposed Plan Conditions in planning consent and or S75	Pockets of SEPA medium risk for surface water flooding affecting large areas within the east and southern parts of the site. Add requirement for DIA (already FRA requirement). Developed and removed from LDP2.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Lethangie	New Opportunity site – safeguarded for possible future educational uses	Op15	**Negative** 0.06ha of site covered by non-designated archaeology 0.12ha within the 1:200 year fluvial flood risk area Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	No longer any SEPA medium flood risk for river flooding within the site but there are pockets of surface water flooding within the southern part of the site. Remove FRA requirement and add a DIA requirement. Decision that this site is not required for educational purposes so has been removed from LDP2.
Stirling Road	Opportunity site	Op16	**Positive** Re-use of brownfield land **Negative** 3.30ha of overall site is within 1:200 year fluvial flood risk area Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc.	Policy in Proposed Plan FRA undertaken HRA undertaken Conditions in planning consent and or S75	No areas are now affected by SEPA medium river flood risk but there is a pocket of surface water flood risk within the eastern part of the site and modelling work has shown that the eastern area (triangular part) here is within the functional flood plain (SEPA have objected to this corner being developed so it should be removed from the LDP reducing the site area by roughly 1 hectare) Add requirement for DIA (already FRA requirement) and adjust site to remove area within the functional flood plain.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Provision of waste recycling in appropriate developments and locations		
Kinross Town Hall	New Opportunity Site	Op24	**Positive** Re-use of brownfield land Re-use of listed building **Negative** Loss of a community facility in a sustainable location Potential loss/ detrimental impact on listed buildings Within 500m or less of Loch Leven SSSI, SPA, Ramsar and NNR sites	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan HRA undertaken Conditions in planning consent and or S75	No implications from reassessment
Former High School	Housing Site	H75	**Positive** Reusing brownfield land and reducing the need for use of greenfield land. Potential conversion of existing listed building.	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along	Policy in Proposed Plan Conditions in planning consent and or S75	No implications from reassessment. Although the existing buildings on the site are not listed, there is a Listed building (former British Linen Bank house) to north east of site. The site is near to but not within the Loch Leven and Lomond Hills SLA but its development will have minimal impact on the SLA because it is already developed land within the

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			Negative Site directly intersects an intercatchment at risk area (surface water quality) Potential loss of a listed building.	transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Any future redevelopment proposals will be considered against the LDP policy framework. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations.		settlement boundary. Add DIA requirement. Development here has planning permission and a start has been made so this permission is now locked in perpetuity and does not need to be shown as an allocation in the LDP2.
Balado						
Balado	35 houses	H51	**Negative** 0.01ha of site covered by non-designated archaeology 0.38ha of site within the 1:200 year fluvial flood risk area 0.40ha of site within the Loch Leven Catchment area Site directly intersects an intercatchment at risk area (surface water quality)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Noise impacts will be reduced with the use of low noise road surfacing, landscaping and acoustic screening, if this is appropriate to the surrounding area Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	Pockets of SEPA medium risk for surface water flooding affecting northern areas within the site. Add possible requirement for DIA (already FRA requirement).

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Blairingone						
Vicars Bridge Road	Employment land site	E22	**Negative** 0.19ha of site covered by non-designated archaeology Foulbutts Burn is classified as moderate status – point source pollution (sewage and minewater discharges) pressures noted Blairingone WWTW is already at full or over capacity – only minor capital works planned to slightly increase capacity but likely to be taken up by existing properties not currently connected to the network Ground capacity is unsuitable for traditional soakaways	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Presumption against culverting watercourse Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Investigate the potential for restoration of the existing culvert.
Scotlandwell						
Scotland-well	30 houses	H54	**Negative** Site directly intersects an intercatchment at risk area (surface water quality) Small watercourse (catchment <3km^2) drains within the area May be increased risk of flooding if the site were extended to the south where the River Leven and associated flood outline is located Potential capacity issues at Scotlandwell Pumping Station, may not be able to accommodate proposed development	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	SEPA river flooding medium risk is now much closer and is directly adjacent to the site but already FRA requirement. Lies within Ochil Hills Special Landscape Area. Add requirements: Investigate the potential for restoration of the existing culvert. Retention of the watercourse and a maintenance buffer strip of at least 6 metres wide should be provided between the watercourse and built development.

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				required. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		

STRATHEARN HOUSING MARKET AREA

Strathearn HMA Housing, Employment and Retail Sites – Proposed Mitigation and Enhancement Measures

Site Name	Adopted Plan Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Comrie						
Cowden Road	30 houses	H58	**Negative** Eastern site boundary is adjacent to an area of ancient and semi-natural woodland River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status – no pressures noted A small unnamed burn (catchment <3km^2) flows along the southern boundary of the site Many historic records of flooding in this area on the Ruchill Water and River Earn	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	No implications from reassessment: this site will be adjacent to the Upper Strathearn SLA and the existing site specific developer requirements, particularly in respect of landscaping and FRA, remain appropriate. There is no peat rich soil at the site. It is all category 0. Note that this proposal has been amended and is not the same as the H58 from the 2014 adopted local development plan. Although the proposal is at the same location and has the same site boundary as the original, the density of proposed development is amended from low density to medium density range, so while the use remains housing, the number of houses proposed to be developed increases from 30 to a range between 33-52. This proposed change has no implications for assessment.

Auchterarder						
Auchterarder	8 ha Employment Land	E25	**Negative** 0.40ha of site is covered by non-designated archaeology The Ruthven Water is classified as being less than good 0.20ha of site is within the 1:200 year fluvial flood risk area (Ruthven Water) Small unnamed burn (catchment <3km^2) flows through the middle of the site Record of flooding on Abbey Road from the Ruthven Water (2006) and also a record of Abbey Road and Glenruthven Mill area flooding (1993)	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	No implications from reassessment: this site will be visible from Ochil Hills SLA but will be seen in the context of existing built development in and around Auchterarder. Existing site specific developer requirements for FRA and DIA remain appropriate.
Crieff						
Bridgend	5.9 ha employment land	E26	**Negative** Swifts are recorded at the site 2.30ha of the site is within Drummond Castle Garden and Designed Landscape A small portion of the site is covered by ancient woodland Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status Potential drainage constraint depending on the combination of sites brought forward in the LDP	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and	Policy in Proposed Plan Conditions in planning consent and or S75	No implications from reassessment: this site will be adjacent to the Upper Strathearn SLA and the existing site specific developer requirements, particularly in respect of landscaping framework, remain appropriate.

				incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Broich Road	1.6 ha employment land	E27	**Positive** Re-use of brownfield land **Negative** Duchlage Farmhouse (B listed) Small portion of site covered by non-designated archaeology Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status Potential drainage constraint depending on the combination of sites brought forward in the LDP	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	No implications from reassessment. Existing site specific developer requirements remain appropriate. It is proposed that E27 be merged into the adjacent proposal OP235 to create a mixed use proposal. A new full site assessment has been produced.
Broich Road	300 houses and 5ha employment	MU7	**Negative** 5.0ha of the site is covered by a Broich Scheduled Monument (cursus, ring-ditch, barrow & palisade) If developed in combination with MIR housing site A potential undesirable effect of surrounding the scheduled monument in townscape 0.02ha of the site is covered by non-	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	No implications from reassessment: this site will be adjacent to the Upper Strathearn SLA and the existing site specific developer requirements, particularly in respect of landscaping, remain appropriate.

			designated archaeology Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential flow regulations River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status Potential drainage constraint depending on the combination of sites brought forward in LDP	**Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Wester Tomaknock	100-120 houses	H57	**Negative** Swifts recorded at site Two small watercourses (catchment <3km^2) run through the area The risk of flooding may be greater if the site is extended to the south Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status Potential drainage constraint depending on the combination of sites brought forward in the LDP	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken HRA undertaken Conditions in planning consent and or S75	No implications from reassessment: this site will be adjacent to the Upper Strathearn SLA and the existing site specific developer requirements, particularly in respect of landscaping and FRA, remain appropriate.
Broich Road	Employment	E27	**Negative**	**Enhancement**	Policy in Proposed	OP21 - Existing site, development of primary school

	Land and Opportunity Site	& Op21	A small portion of the site is covered by non-designated archaeology Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status Potential drainage constraint depending on the combination of sites brought forward in the LDP	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Surveys will be undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	Plan Conditions in planning consent and or S75	is complete and therefore the site's allocation as Op21 will not need to continue to LDP2 Existing site. Allocation will continue in LDP2 so is not consulted on in the MIR. No implications from reassessment. Existing site specific developer requirements remain appropriate.
Aberuthven						
Aberuthven	5ha employment land	E29	**Negative** Ruthven Water classified as good status – no pressures noted Site directly intersects an intercatchment at risk area (surface water quality) Possibly adjacent to 1:200 year fluvial flood outline (Ruthven Water) – maybe risk of flooding if site is extended to the north as some of this land is likely to be within the functional floodplain and not available for development	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	No implications from reassessment: this site will be near to and visible from the Ochil Hills SLA however its impact on the special characteristics of the area will be minimal as the site's development will be seen in the context of the existing built-up area of the village. Note that this proposal has been amended and is not the same as the original E29 from the 2014 adopted local development plan. Although the proposal is at the same location as the original, the site area has been reduced from 5 ha to 2.7 ha so a new full site assessment of the amended proposal has been produced.

				projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		

STRATHMORE & THE GLENS HOUSING MARKET AREA

Strathmore & the Glens HMA Housing, Employment and Retail Sites – Proposed Mitigation and Enhancement Measures

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
Alyth and New Alyth						
Mornity	New employment land	E30	**Negative** Site directly intersects an intercatchment at risk area (surface water quality) Alyth Burn is classified as less than good status – point source pollution (sewage) from Alyth WWTW and barrier to fish passage	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75 Construction	High (and medium) probability for surface water flooding. Part of site is existing employment. Site may risk removal from LDP due to flooding concerns.
Glenree	35 houses	H59	**Negative** 0.03ha of site is covered by ancient woodland 2.80ha of the site is within 500m or less of the Den of Alyth SSSI Site directly intersects an intercatchment at risk area (surface	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the	Policy in Proposed Plan Conditions in planning consent and or S75	Existing site adjoining a site with consent (to south). Minimal risk flooding but FRA already required and should remain a site specific requirement.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			water quality) Alyth Burn is classified as less than good status – point source pollution (sewage) from Alyth WWTW and barrier to fish passage Unnamed small watercourse (catchment of <3km^2) to the north	movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
New Alyth	20 houses	H61	**Negative** Site directly intersects an intercatchment at risk area (surface water quality) Alyth Burn classified as poor status – point source pollution (sewage from Alyth WWTW) and barrier to fish passage Historic record of flooding in the area of New Alyth (2004); issue of blocked culvert at A926 on two occasions threatening property	**Enhancement** Open watercourse/ditch to the north of the site should be retained and enhanced Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc.	Policy in Proposed Plan Conditions in planning consent and or S75	No apparent constraints identified with updated data.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Blairgowrie/Rattray						
Welton Road	17ha employment land	E31	**Negative** 0.05ha of the site is covered by non-designated archaeology Risk of deterioration in status of the River Ericht 6.50ha of the site is within the 1:200 year fluvial flood risk area (medium – high risk) Historic records of flooding in small parts of Blairgowrie on the Ericht	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels and remove area at risk of flooding or keep as open space Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction	Historic river flooding data in close proximity and risk of surface water flooding (medium probability) throughout and adjacent to both sites. (E31&H62)
Welton Road	150 houses	H62	**Negative** UK BAP priority species, Red Squirrel recorded at the site 0.70ha of the site is covered by the Scheduled Monuments – The Welton, palisaded enclosure and pit circle, The Welton, ring-ditch & soutterains, The Welton, palisaded enclosure & unenclosed settlement and The Welton, fort, barrows &	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	Historic river flooding data in close proximity and risk of surface water flooding (medium probability) throughout and adjacent to both sites. (E31&H62)

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			settlement – development likely to significantly affect the understanding and appreciation of monuments within their setting 0.30ha of the site is covered by non-designated archaeology 0.02ha of the site is covered by ancient woodland Risk of deterioration in status of the River Ericht Adjacent to the 1:200 year fluvial flood outline (River Ericht) Historic records of flooding in small parts of Blairgowrie on the Ericht Risk of flooding may be significantly greater if site is extended to the north – the majority of this land is likely to be within the functional floodplain and not available for development	**Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations		
Glenalmond Road	160 houses	H63	**No strategic environmental sensitivities noted** Rattray Burn (small watercourse with a catchment of <3km^2) is to the east of the site and is culverted adjacent to the site Historic record of flooding (2004) adjacent to the site (Back Wynd) when the culvert became blocked Risk of deterioration in status of the River Ericht	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	Sections within the site have a medium probability for surface water flooding. Listed Building to the south west corner of site. LDP currently requires FRA and archaeological investigation therefore no significant change required.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Blairgowrie South	85 houses	H64	**Negative** UK BAP priority species, Hedgehog recorded at site Small watercourse (catchment of <3km^2) running through the site Risk of deterioration in status of the River Ericht	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75	Medium probability for surface water flooding in northern corner and adjacent sections on the eastern edge. FRA already requested in LDP requirements.
Western Blairgowrie	200 houses as part of a mixed use development including employment land uses	MU5	**Negative** UK BAP priority species, Red Squirrel recorded at the site A small portion of the site is covered by non-designated archaeology Site directly intersects an intercatchment at risk area (surface water quality) 13.0ha of the site is within the Lunan Catchment Management area A small portion of the site is covered by ancient and semi-	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Basic FRA required at planning application stage to define area at risk	Policy in Proposed Plan Conditions in planning consent and or S75	Various sections within and adjacent to site at medium probability risk for surface water flooding. Various listed buildings adjacent to site on north and eastern boundaries. LDP site requirements have approached these issues therefore no significant changes.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			natural woodland 15.0ha of the site is within 500m or less of the Ardblair and Myreside Fens SSSI Small unnamed watercourse (catchment of <3km^2) and pond to the SW of the site – there may be a culvert under the site Some incidences of flooding in this part of Blairgowrie associated with drainage and sewer problems (2004) Risk of deterioration in status of the River Ericht	and appropriate detailed design layout and levels Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Where activities could directly, indirectly or in combination with other proposals affect the interests of potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations		
Coupar Angus						
Coupar Angus West	Employment land	E32	Note: Site B wasn't shown on MIR map 48 **Negative** Site directly intersects an intercatchment at risk area (surface water quality) River Isla (River Ericht to River Tay confluences) classified as moderate status	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and	Policy in Proposed Plan Conditions in planning consent and or S75	Site at medium risk for river flooding, and parts of site within and adjacent have a medium probability for surface water flooding. Large section to the south of site has history of river flooding (1 in 200). LDP requirements should be modified to include a FRA before any further development commences here.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
				mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
East of Scotland Farmers	Employment land	E33	**Negative** A small portion of the site is covered by non-designated archaeology Site directly intersects an intercatchment at risk area (surface water quality) River Isla (River Ericht to River Tay confluences) classified as moderate status	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	Site adjacent to area at medium probability risk for river flooding. Northern section of site has medium risk for surface water flooding. LDP requirements should be modified to include a FRA before any further development commences here.
Larghan	120 houses	H65	**Negative** UK BAP priority species, Hedgehog recorded at the site A small portion of the site is covered by non-designated archaeology Adjacent to scheduled monument Wester Denhead, square barrow – located on higher ground adjacent to a watercourse with a relatively open setting Site directly intersects an	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where	Policy in Proposed Plan Conditions in planning consent and or S75 Construction Method Statement	Small part of site at medium risk for surface water flooding. Outwith medium probability risk for river flooding although large sections are to the north and south of site. LDP requirements should be modified to include a FRA before any further development commences here.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			intercatchment at risk area (surface water quality) River Isla (River Ericht to River Tay confluences) classified as moderate status Northern area of the site is within the 1:200 year fluvial flood outline associated with the River Isla Historic records of flooding on the Isla (of fields around and to the west of Coupar Angus). Other flood events flooding properties and roads from the Coupar Burn within Coupar Angus Risk of flooding may be significantly greater if the site is extended to the north – the majority of this land is within the functional floodplain and not available for development	development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Potential impacts on protected species will be avoided in the first instance by locating construction activities likely to cause disturbance away from sites associated with protected species. In other cases impacts will be avoided by complying with protected species legislation and by licensing proposed disturbance through the relevant licensing authority (Scottish Government Environment or Scottish National Heritage (SNH)) Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations		
Meigle						
Ardler Road	20 houses	H68	**Negative** UK BAP priority species, Red Squirrel recorded at site Meigle Burn is classified as less than good Site directly intersects an intercatchment at risk area (surface water quality) Meigle Burn classified as poor ecological potential – multiple point source sewage pressures; diffuse source pollution from sewage; morphology and abstraction (farming) Meigle WWTW is listed as a pressure on the Meigle Burn 0.30ha of the site is within the 1:200 year fluvial flood risk area (Meigle Burn) Historic record of flooding on the Meigle Burn in 2004 (Alyth Road flooded) The risk of flooding may be greater if the site is extended to the SW –	**Enhancement** Opportunity to deliver enhancements to the riparian zone at Meigle Burn where possible; provide sufficiently wide buffer strips to allow the watercourse to meander and erode in a natural way Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Basic FRA (topographic information in the first instance) with site layout plan will be required at planning application stage to assess the risk of flooding, and also the location of any culverts e.g. under the road Ensure sufficient capacity in Meigle WWTW to accommodate proposed development and upgrade to works to remove pressure on Meigle Burn Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system	Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction Method Statement Habitat Management Plan	North west boundary of site identified as being at medium risk for river flooding. Site specific developer requirements already require Flood Risk Assessment.

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
			much of this land is likely to be within the functional floodplain and not available for development	required. Construction method statement to be developed and implemented Materials should be locally sourced, recycled, reused and contain low embodied carbon. Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations		
Forfar Road	50 houses	H69	**Negative** UK BAP priority species, Hedgehog recorded at the site Site directly intersects an intercatchment at risk area (surface water quality) Meigle Burn classified as poor ecological potential – multiple point source sewage pressures; diffuse source pollution from sewage; morphology and abstraction (farming) Meigle WWTW is listed as a pressure on the Meigle Burn Historic record of flooding on the Meigle Burn in 2004 (Alyth Road flooded)	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Ensure sufficient capacity in Meigle WWTW to accommodate proposed development and upgrade to works to remove pressure on Meigle Burn Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Provision of waste recycling in appropriate developments and locations	Policy in Proposed Plan Conditions in planning consent and or S75	No apparent constraints identified with updated data.
Spittalfield						
Spittalfield	20 houses as part of a mixed use	MU6	**Positive** Re-use of brownfield site **Negative**	**Enhancement** Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native	Policy in Proposed Plan Conditions in	Low probability of river flooding bordering north east of site with small section of high probability surface water flooding to the north west of site. Flood Risk Assessment may be required to be included within

Site Name	MIR Proposed Use	PP Ref	Issue/Impact identified through the SEA & Notes	Proposed Mitigation and/or Enhancement Measures	Delivery mechanism	SEA Updates
	development		Site directly intersects an intercatchment at risk area (surface water quality) River Tay (River Tummel to River Isla confluence) classified as moderate status – morphology and point source pollution (sewage) pressures noted Existing primary treatment works may be insufficient to support 20 houses 0.80ha of the site is covered by ancient woodland Adjacent to the 1:200 year fluvial flood outline associated with the River Tay Small watercourses (catchment of <3km^2) to the south of the site Historic records of flooding on the Tay in this area, as recent as 2006 Area bifurcated by 18th century military road	species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas **Mitigation** Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Potential impacts on protected species will be avoided in the first instance by locating construction Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature Retention of important trees, structural planting, hedgerows, etc. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site and mitigate effects of climate change and mitigate effects of climate change. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations	planning consent and or S75 Construction	developer requirements. Archaeology interest (Military Road) intersecting site although already identified in developer requirements.

*Sites **H72** and **H74** were both added by the Reporter during examination of the adopted Plan. A full site assessment (using the site assessment table in Appendix C) has been completed for both these sites as well as **H47** from the adopted plan, which does not appear in this site assessment table. As well as this assessment have been undertaken for sites **E20, H49** and **E35** as the planning permission for these sites has not lapsed.

SITES WITH PLANNING PERMISSION

Sites within the Adopted LDP with Planning Permission have not been assessed as part of this SEA. Sites with planning permission cannot be changed through the LDP process and so it as deemed reasonable to exclude these from the assessment.

LDP Sites with Planning Permission

Site Name	MIR Proposed Use	Adopted Plan Ref	Issue/Impact identified through the SEA & Notes
Broxden North	Employment land site	E2	Planning application approved (12/01692/IPM) and further application submitted to discharge some conditions submitted. Site currently being marketed – assessment not required
Linn Road/ Station Road (south)	35 houses – site currently has planning permission	H33	Currently has planning permission – assessment not required
Mill Street (south)	50 houses – site currently has planning permission	H31	0.13ha of site covered by non-designated archaeology Historic record of flooding at Stanley (1876, Stanley Mills and 1993, Murray Crescent., Shieldhill Place and Manse Crescent.) Noted that a reservoir and small watercourse is present at the site – building adjacent to a reservoir will increase the flooding risk to the site due to risk of failure River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted Stanley WWTW at capacity
Scone Park + Ride	Mixed Use site	MU4	The majority of the site has a planning application approved for retail food store (09/01311/IPM/ 12/02018/FLM/ 14/00874/AMM) and the Park and Ride is operational– assessment not required
Abernethy	Employment land	E4	A small extension to an existing employment site with existing planning permission for storage uses – assessment not required
Auchterarder	Opportunity site	OP20	Planning application approved for Robertson Homes part of site (12/00431/FLM). Construction has commenced on site. Work on S.75 for the Stewart Milne Homes part of the site underway – assessment not required
Auchterarder	Housing site	H228	Planning application approved (in principle) for Stuart Milne Homes development (08/01133/IPM & 16/01809/IPM) – assessment not required
Milnathort	Housing site	H48	Currently has planning permission for residential units – assessment not required
Milnathort	Housing site	H50	Currently has planning permission for residential units – assessment not required
Milnathort	Employment land site	E21	Part of the existing Auld Mart Business Park, future development proposals in this location are likely to be compatible uses. It is considered that any potential issues would be best dealt with at the planning application stage – assessment not required
Kinross Services	Opportunity site	Op11	Site currently has planning permission for the demolition of existing motorway services and petrol station and erection of new services and petrol station – assessment not required
Kinross Town Hall	Opportunity site	Op 24	Planning application approved (13/00462/FLL) and construction underway
Hattonburn	Housing site	H52	Currently has planning permission for 22 houses – assessment not required
Ochil Hills Hospital	Opportunity site	Op19	Currently has planning permission – assessment not required
Rumbling Bridge	Employment site	E24	Currently has planning permission for a nursery and chalets; future development proposals on the wedge of land without any planning history are likely to be compatible uses. It is considered that any potential issues would be best dealt with at the planning application stage – assessment not required
Alyth	Housing site	H60	Currently has planning permission – assessment not required
Cromwell Park	Employment land	E5	Part of an existing employment land site; considered that any future proposals are likely to be compatible uses. It is considered that any potential issues would be best dealt with at the planning application stage – assessment not required
Cromwell Park	Employment land	E6	Part of an existing employment land site; considered that any future proposals are likely to be compatible uses. It is considered that any potential issues would be best dealt with at the planning application stage – assessment not required
Dalcrue	Employment land	E9	Part of an existing employment land site; considered that any future proposals are likely to be compatible uses. It is considered that any potential issues would be best dealt with at the planning application stage – assessment not required
Meigle	Employment land	E34	Currently in Active employment use – assessment not required
Powmill	Employment land	E23	Existing employment site – assessment not required
Powmill	Housing	H53	Currently has planning permission for residential units (13/00130/FLL) – assessment not required
Burrelton/ Woodside	Employment Land	E8	Existing employment site – assessment not required
JHI, Invergowrie	Class 4 Food/ Agricultural Research	E37	Existing research facility; considered that any future proposals at this location are likely to be compatible with existing uses. It is considered that any potential issues would be best dealt with at the planning application stage – assessment not required