

Perth and Kinross Council

Local Development Plan 2 SEA Environmental Report Appendix E

December 2015





Perth and Kinross Council

Local Development Plan 2 SEA Environmental Report Appendix E Existing Sites (1)

December 2015



APPENDIX E: SITE ASSESSMENTS

Site Assessments - 2015 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 been updated to reflect any changes in Baseline Data and potential changes as a result t of a change in national policy. The 2015 update is highlighted in the purple columns. As this stage this assessment is a work in progress. An updated table site assessment appendix will cover all sites and be published as an Addendum to the Environmental Report alongside the proposed plan.

PERTH HOUSING MARKET AREA

Table1: 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 | 2015 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 currently (2010) Potential to increase probability | 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 Materials should be locally sourced, recycled, reused and | 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 | Planning application shows that employment land and park and ride can be accommodated within H7 Bertha park. If this proposal was supported then it allows them to relocate park and ride and some employment land requirements from H7 which would increase the housing land provision and there is no requirement for additional housing land. This site lies on a north facing slope whilst most of Berthapark lies on south facing slopes. There are potential landscape and visual impacts from extending further northwards. The CTLR and proposed park and ride adjacent to it will provide a logical extent to development /greenbelt boundary here. |

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|-----------|------------------|------------------|--|---|--------------------|------------------|
| | | | <p>of flooding elsewhere as a result of development</p> <p>0.30ha of site covered by ancient woodland</p> <p>3.70ha of site covered by semi-natural woodland</p> <p>0.04ha of the site intersects the Almondbank SSSI and 57ha is within 500m or less of it</p> <p>The site borders the River Tay SAC</p> <p>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)</p> | <p>contain low embodied carbon.</p> <p>Good quality soils should be removed for use in other parts of Perth and Kinross</p> <p>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.</p> <p>Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>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</p> <p>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))</p> <p>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</p> <p>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</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>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</p> <p>Construction activities will be timed in order to reduce noise impacts</p> <p>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</p> <p>Detailed FRA required at planning application stage to define</p> | | |

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| | | | | <p>area at risk and appropriate detailed design layout and levels</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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</p> <p>Survey required to identify any remnant veteran trees of ancient wood pasture within conifer plantation – if so possibility to restore to woodland pasture/parkland</p> <p>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</p> <p>Recreation and access plan required to direct access to least sensitive areas</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Almond Valley Village | 1500 houses H5 is proposed as a mixed-use site | H73& E38 | <p>Negative</p> <p>UK BAP priority species Hedgehog recorded at the site</p> <p>Ruthvenfield Bleachworks, 1-20 Grey Row C listed buildings within the site</p> <p>0.62ha of site covered by non-designated archaeology</p> <p>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</p> <p>Almondbank WWTW may be at capacity</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>11ha of site within 1:200 year fluvial flood risk area</p> <p>The Town Lade (watercourse catchment <3km²) runs through the site</p> <p>Potential risk of overland flow from the East Pow affecting the proposed development area before re-entering the River Almond downstream</p> <p>Historic record of flooding at Almondbank from the East Pow</p> | <p>Enhancement</p> <p>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.</p> <p>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</p> <p>Pull development back from the A9 and woodland edge, establish a buffer zone for woodland surrounding the site</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>Prepare a masterplan</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>Good quality soils should be removed for use in other parts of Perth and Kinross</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>Landscape capacity study</p> <p>Preparation of masterplan</p> <p>HRA undertaken</p> <p>Conditions in planning consent and or S75</p> <p>Construction Method Statement</p> <p>Habitat Management Plan</p> | <p>H73 - SEPA medium surface water flood risk: medium sized areas affected by this</p> <p>SEPA medium risk river flood: large areas potentially affected by it (but this does not take account of flood prevention scheme which will remove this constraint)</p> <p>Already FRA requirement possibly add DIA requirement</p> <p>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 remove the medium risk)</p> <p>SEPA medium surface water flood risk: medium sized areas to the east affected – add DIA requirement</p> |

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| | | | <p>Burn, and significant issues of scouring of river banks on the Almond both historically and currently (2010)</p> <p>Potential development of site could increase the probability of flooding elsewhere</p> <p>1.14ha of site covered by ancient woodland</p> <p>0.09ha of site covered by semi-natural woodland</p> <p>0.95ha of the site intersects with the River Tay SAC</p> <p>11.0ha of the site is within 500m or less of the Almondbank SSSI</p> | <p>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.</p> <p>Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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</p> <p>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))</p> <p>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</p> <p>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</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>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</p> <p>Construction activities will be timed in order to reduce noise impacts</p> <p>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</p> | | |

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|------------|-------------------|------------------|---|---|--|--|
| | | | | <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>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)</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Perth West | Housing 550 units | H70 | <p>Negative</p> <p>The tributaries of the Pow Burn run through the site (watercourse catchment of <3km²) – potential for development of the site to increase the probability of flooding elsewhere</p> <p>May be significant increase risk 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</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>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</p> <p>Entire site is prime agricultural land (category 3.1)</p> <p>UK BAP priority species Hedgehog recorded at the site</p> <p>Non-designated archaeology present on site</p> | <p>Enhancement</p> <p>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.</p> <p>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</p> <p>Mitigation</p> <p>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</p> <p>Not all of the site is available for development and open space should be dedicated next to the watercourses</p> <p>Must connect to Perth WWTW drainage system</p> <p>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</p> <p>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.</p> <p>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))</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>Landscape capacity study</p> <p>Preparation of masterplan</p> <p>Conditions in planning consent and or S75</p> <p>Construction Method Statement</p> <p>Habitat Management Plan</p> | <p>SEPA medium surface water flood risk: medium sized areas along the northern edge affected by this.</p> <p>Already FRA requirement add DIA requirement</p> |

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| | | | | <p>contain low embodied carbon.</p> <p>Good quality soils should be removed for use in other parts of Perth and Kinross</p> <p>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.</p> <p>Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>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</p> <p>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)</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Marshall-ing Yards, Tulloch | 300 houses | H4 | <p>Positive</p> <p>Re-using brownfield land and reducing need for use of greenfield land.</p> <p>Negative</p> <p>Relatively undisturbed brownfield site</p> <p>Protected species Mallard recorded at site</p> <p>Potential to impact on an industrial archaeological site</p> <p>Potential to increase probability of flooding elsewhere as a result of development</p> | <p>Enhancement</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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</p> <p>Creation of habitat network including a 'wet meadow' at the southern edge of the site between the Lade and marshalling yard</p> <p>Mitigation</p> <p>Construction method statement</p> <p>Carry out an assessment of the existing biodiversity, ensuring minimal disruption to the existing flora <i>and</i> fauna, creation of enhanced habitats within new developments <i>and</i> the promotion of wildlife corridors between developments.</p> <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Improvements to the Perth WWTW before the development is started</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>SEPA medium risk surface water: small areas affected</p> <p>Add possible DIA requirement (already FRA requirement)</p> |

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|-----------------------------------|--|------------------|--|---|--|--|
| Broxden, Glasgow Road | 200 houses as part of a mixed use development with 4.5ha employment uses | MU1 | <p>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 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</p> | <p>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.</p> <p>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.</p> | Policy in Proposed Plan FRA undertaken Construction Method Statement developed at application stage Conditions in planning consent and or S75 | SEPA medium surface water flood risk: small areas to the south affected by this Already FRA requirement possibly add DIA requirement |
| The Triangle, Dunkeld Road | Employment land site | E1 | <p>Negative Site directly intersects an intercatchment at risk area (surface water quality) 4.40ha of the site is within the 1:200 year fluvial flood risk area Perth WWTW may be at</p> | <p>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</p> | Policy in Proposed Plan HRA undertaken Conditions in planning consent and or S75 | SEPA medium surface water flood risk: very small areas on eastern and southern edge affected SEPA medium risk river flood: whole site was affected now no area within but |

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|-------------------------------------|--------------------|------------------|---|---|--|--|
| | | | capacity, additional development linked to this works could exacerbate sewage pressure on the River Tay waterbody | <p>cycleways, to encourage the movement of species.</p> <p>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</p> | | directly adjacent. |
| Arran Road, North Muirton | 5ha for employment | E3 | <p>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</p> | <p>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.</p> <p>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</p> | Policy in Proposed Plan HRA undertaken Conditions in planning consent and or S75 | <p>SEPA medium surface water flood risk: medium sized areas affected within the site</p> <p>SEPA medium risk river flood: whole site was affected now no area within but it is directly adjacent</p> |
| Scott Street/ Charles Street | 50 houses | H1 | <p>Positive Re-using brownfield land and reducing need for use of greenfield land</p> | <p>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</p> <p>Mitigation Any future redevelopment proposals will be considered against the LDP policy framework Include sustainable design and construction techniques and</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | |

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| | | | | incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature | | |
| St. John's School, Stormont Street | 50 houses | H2 | <p>Positive Re-using brownfield land and reducing need for use of greenfield land</p> <p>Negative Loss of community facility</p> | <p>Enhancement Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site</p> <p>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</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>SEPA medium river flood risk: No longer affects this site</p> <p>(No FRA requirement in current LDP so continue with this approach)</p> |
| Gannochy Road | 50 houses | H3 | <p>Negative Hedgehog (UK BAP priority species) recorded at site</p> | <p>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.</p> <p>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 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</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>SEPA medium risk surface water: small areas affected</p> <p>Add possible DIA requirement (already FRA requirement)</p> <p>Lies next to the Sidlaw Hills Special Landscape Area</p> |
| Newton Farm, North West Perth | 100 houses | H71 | <p>Negative UK BAP priority species, Water Vole recorded at site 0.70ha of site covered by non-designated archaeology Small watercourse (catchment <3km²) 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</p> | <p>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.</p> <p>Mitigation Need to survey mature woodland areas bounding site;</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | No implications from reassessment |

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|-------------------------------------|------------------|------------------|--|--|--|---|
| | | | the River Tay waterbody | <p>ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey.</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>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</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Perth Harbour, Friarton Road | Opportunity site | Op8 | <p>Negative</p> <p>5.80ha of site within the 1:200 year coastal flood risk area</p> <p>0.10ha of site within the 1:200 year fluvial flood risk area</p> <p>Perth WWTW may be at capacity, additional development linked to this works could exacerbate sewage pressure on the River Tay waterbody</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> | Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 | <p>SEPA medium risk surface water flood: small areas affected by this</p> <p>Already FRA requirement add DIA requirement</p> |
| Thimble Row Car Park | Opportunity site | Op2 | <p>Positive</p> <p>Re-using brownfield land and reducing need for use of greenfield land.</p> <p>Negative</p> <p>Potential for impact on setting listed buildings.</p> | <p>Enhancement</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>Mitigation</p> <p>Any future redevelopment proposals will be considered against the LDP policy framework</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>SEPA medium river flood risk: No longer affects this site</p> <p>SEPA medium risk surface water flood: small areas affected by this at south western end</p> <p>Remove FRA requirement but potentially add DIA requirement</p> |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|------------------------------|------------------|------------------|--|---|--|---|
| 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 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 | No implications from reassessment |
| 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 |

Table 2: 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 | 2015 SEA Updates |
|------------------------------|-----------------------------|------------------|---|--|--|--|
| Abernethy | | | | | | |
| Station Road | 16 houses | H9 | No strategic environmental sensitivities noted | <p>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.</p> <p>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</p> | 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 |
| Newburgh Road (North) | Housing and employment Land | MU8 | <p>Positive Re-use of brownfield land in part</p> <p>Negative Non-designated locally important archaeology on a small portion of the site Small watercourse (catchment <3km²) within the site and one on the SW boundary Culverted watercourse beneath the site</p> | <p>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</p> <p>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. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology</p> | 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 |

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|---------------------------------|-------------|-----|--|--|---|---|
| | | | | <p>systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Balbeggie | | | | | | |
| St. Martin's Road | 100 houses | H13 | <p>Negative</p> <p>Hedgehog (UK BAP priority species) recorded at the site</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>Small watercourse (catchment of <3km²) within the northern part of the site</p> <p>St. Martin's Burn/Balgray Burn classified as less than good status – abstraction pressures noted</p> <p>Limited dilution in the receiving watercourse</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>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.</p> <p>Design Briefs must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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. |
| Bridge of Earn/Oudenarde | | | | | | |
| Oudenarde | 1600 houses | H15 | Positive | Enhancement | Policy in | Very small areas of SEPA medium surface |

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|--|--|--|--|--|--|--|
| | | | <p>Increased density minimises the loss of greenfield land elsewhere</p> <p>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</p> | <p>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</p> <p>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 affected areas will be restored, reinstated and enhanced. All landscape schemes will incorporate biodiversity enhancements where appropriate e.g. use of native</p> | <p>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</p> | <p>water flood risk to north of site</p> |
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|---|------------|-----|--|--|---|--|
| | | | | <p>species, creation of greenways and green networks</p> <p>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</p> <p>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</p> <p>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)</p> <p>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</p> <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Old Edinburgh Road/ Dunbarney Avenue | 100 houses | H14 | <p>Positive Low biodiversity value</p> <p>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</p> | <p>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.</p> <p>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</p> <p>Landscaping/tree planting to be an integral part of all appropriate development schemes, designed to enhance the setting and development site</p> <p>Provision of waste recycling in appropriate locations</p> | 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 | <p>Negative</p> <p>0.14ha of the site is within the 1:200 year fluvial flood risk area</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>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</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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 | <p>No strategic environmental sensitivities noted</p> <p>Negative</p> <p>Small watercourse (catchment <3km²) on the southern boundary of the site (Latch Burn)</p> <p>Dunning Burn classified as being moderate status – diffuse source pollution (farming) and point source pollution (sewage) pressures noted</p> <p>May be capacity issues at Dunning WWTW to accommodate development</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | Lies within Ochil Hills SLA. |

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| | | | | <p>to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations.</p> | | |
| Station Road | Opportunity Site | Op23 | No strategic environmental sensitivities noted | <p>Enhancement</p> <p>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.</p> | 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 | <p>Negative</p> <p>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</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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. |

| Inchtur | | | | | | |
|------------------|----------------------|-----|--|--|---|---|
| Moncur Farm Road | 16 houses | H24 | <p>No strategic environmental sensitivities noted</p> <p>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</p> | <p>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.</p> <p>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</p> | 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 | <p>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</p> | <p>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.</p> <p>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</p> | 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 | | | | | | |

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| Luncarty South | 200 houses | H27 | <p>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 (<3km²) 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</p> | <p>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</p> <p>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</p> | <p>Policy in Proposed Plan FRA undertaken Landscape capacity study Preparation of masterplan HRA undertaken Conditions in planning consent and or S75 Construction Method Statement</p> | <p>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.</p> |
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| | | | | <p>Government Environment or Scottish National Heritage (SNH))</p> <p>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</p> <p>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</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Construction activities will be timed in order to reduce noise impacts</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Perth Airport | | | | | | |
| Perth Airport | 50 houses as part of a mixed use development with 50% employment land | MU3 | <p>Positive</p> <p>Re-use of previously developed land</p> <p>Negative</p> <p>0.10ha of site covered by non-designated archaeology</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>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)</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>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</p> <p>Drainage impact assessment/hydrology study required where</p> | 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 |

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| | | | | 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 | | |
| Scone | | | | | | |
| Scone North | 700 houses | H29 | <p>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 <3km²) 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</p> | <p>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</p> <p>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,</p> | <p>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</p> | Small area of medium probability surface water flooding towards the eastern boundary. The Sidlaw Hills SLA is close to the south eastern boundary. |

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| | | | | <p>construction and maintenance activities will be timed such that they reduce disturbance on species during sensitive periods e.g. breeding season</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Construction activities will be timed in order to reduce noise impacts</p> <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>Provision of waste recycling in appropriate developments and locations</p> <p>Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey</p> | | |
| Glebe School | Opportunity Site | Op22 | <p>Positive Redevelopment of brownfield land (in part)</p> <p>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 <3km²) may be culverted in the field to the west of the site boundary 0.01ha of site covered by ancient woodland</p> | <p>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</p> <p>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</p> | <p>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</p> | <p>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.</p> |

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| | | | | <p>features</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Stanley | | | | | | |
| Duchess Street | Housing | H30 | <p>Negative</p> <p>Small portion of site covered by ancient and semi-natural woodland</p> <p>0.45ha of the site is 500m or less from Thistle Brig SSSI</p> <p>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</p> <p>River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted</p> <p>Stanley works at capacity</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>Landscape capacity study</p> <p>Conditions in planning consent and or S75</p> | <p>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.</p> |
| Burnside/ Manse Crescent | Housing | H32 | <p>No strategic environmental sensitivities noted</p> <p>Negative</p> <p>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</p> <p>River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted</p> <p>Stanley WWTW at capacity</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and</p> | <p>Policy in Proposed Plan</p> <p>Conditions in planning consent and or S75</p> | <p>Medium probability flooding along railway line to the south east of the site. Medium probability of river flooding outwith site to the south west.</p> |

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| | | | | <p>contain low embodied carbon.</p> <p>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.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Linn Road/ Station Road (north) | Housing | H33 | <p>Negative</p> <p>UK BAP priority species, Hedgehog recorded at site</p> <p>River Tay (River Isla to River Earn confluence) classified as being of moderate status – morphology and point source (sewage) pressures noted</p> <p>Stanley WWTW at capacity</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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 | <p>No strategic environmental sensitivities noted</p> <p>Negative</p> <p>May be a risk of flooding if the area is expanded to the north where a small watercourse is located</p> <p>River Tay (River Isla to River Earn confluence) classified as being of</p> | <p>Enhancement</p> <p>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.</p> | 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. |

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| | | | <p>moderate status – morphology and point source (sewage) pressures noted</p> <p>Stanley WWTW at capacity</p> | <p>Mitigation</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
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HIGHLAND HOUSING MARKET AREA

Table 3: 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 | 2015 SEA Updates |
|------------------|---------------------|------------------|--|---|---|--|
| Aberfeldy | | | | | | |
| Borlick | 5ha employment land | E10 | <p>Negative</p> <p>Red Squirrel recorded at site (UK BAP priority species)</p> <p>0.01ha of site within the 1:200 year flood risk area</p> <p>Historic record of flooding in the area and at the Aberfeldy Caravan Park</p> <p>0.60ha of site is ancient/semi-natural woodland</p> <p>Urlar Burn classified as moderate status – abstraction pressures noted</p> <p>River Tay (River Lyon to River Tummel confluence) - classified as good status</p> <p>Lack of capacity at Aberfeldy WWTW</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> | 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 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. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|----------------|------------------|------------------|--|---|---|---|
| | | | | <p>Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey</p> <p>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</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Borlick | 200 houses | H36 | <p>Negative</p> <p>Northern part of the site is adjacent to the 1:200 year fluvial flood outline (River Tay)</p> <p>Small watercourse (catchment <3km²) flows through the site</p> <p>Historic record of flooding in the area and also south (upgradient) of this site around Braeside Park, Farrogon Drive and Old Crieff Road</p> <p>Potential for development of the site to increase the probability of flooding elsewhere</p> <p>Urlar Burn classified as moderate status – abstraction pressures noted</p> <p>River Tay (River Lyon to River Tummel confluence) - classified as good status</p> <p>Lack of capacity at Aberfeldy WWTW</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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.</p> <p>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.</p> <p>Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey.</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and</p> | 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 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. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|-----------------------|----------------------|------------------|---|---|---|--|
| | | | | <p>contain low embodied carbon.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| South of Kenmore Road | 100 houses | H37 | <p>Negative</p> <p>Non-designated archaeology</p> <p>1.10ha of site is within 500m or less of Birks of Aberfeldy SSSI</p> <p>Northern part of the site is adjacent to the 1:200 year fluvial flood outline (River Tay)</p> <p>Small watercourse (catchment <3km²) flows through the site</p> <p>Potential for development of the site to increase the probability of flooding elsewhere</p> <p>Urlar Burn classified as moderate status – abstraction pressures noted</p> <p>River Tay (River Lyon to River Tummel confluence) - classified as good status</p> <p>Lack of capacity at Aberfeldy WWTW</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Retention of important trees, structural planting, hedgerows etc</p> <p>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</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>Landscape capacity study</p> <p>Conditions in planning consent and or S75</p> | <p>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 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.</p> |
| Birnam and Dunkeld | | | | | | |
| Tullymillly | Employment land site | E12 | <p>Negative</p> <p>Small portion of site within Dunkeld House Garden & Designed Landscape</p> <p>0.01ha covered by ancient woodland</p> <p>1.20ha of the site is within the River Tay NSA</p> <p>Capacity issues at Birnam and Dunkeld WWTW</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>Include sustainable design and construction techniques and</p> | <p>Policy in Proposed Plan</p> <p>Conditions in planning consent and or S75</p> <p>Construction</p> | <p>Small areas of medium probability flooding across site. Dunkeld battlefield to the south of the site (south of the road). 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.</p> |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|--------------------|----------------------|------------------|--|--|--|---|
| | | | | <p>incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Tullymilly | Employment land site | E13 | <p>Negative</p> <p>0.01ha covered by ancient woodland</p> <p>2.10ha of the site is within the River Tay NSA</p> <p>Capacity issues at Birnam and Dunkeld WWTW</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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 new issues which would mean site should be removed from Plan – FRA already required; unlikely to be an adverse impact on the battlefield site. |
| Pitlochry | | | | | | |
| Middleton of Fonab | 70 houses | H38 | <p>Negative</p> <p>0.10ha of site covered by ancient woodland</p> <p>0.20ha of site covered by semi-natural woodland</p> <p>Historic record of flooding (1993) in Fonab Crescent adjacent to the site and again gardens in Fonab Crescent flooded in 2004</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> | Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 Construction Method Statement | Large area of medium probability river flooding outwith site to the north and east. Areas of medium probability surface water flooding surrounding site. No new issues which would mean site should be removed from Plan – FRA already required. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|--------------------|------------------|------------------|--|---|--|---|
| | | | | <p>Mitigation</p> <p>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</p> <p>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.</p> <p>Construction method statement to be developed and implemented</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Robertson Crescent | 90 houses | H39 | <p>Negative</p> <p>Hedgehog recorded at site (UK BAP priority species)</p> <p>0.02ha of the site is within the 1:200 year fluvial flood risk area</p> <p>Small watercourse (catchment <3km²) on the northern boundary of the site</p> <p>Moulin River runs down the eastern fringe of the site</p> <p>Historic record of flooding in the area on the Moulin Burn (July 2002) affecting parts of Pitlochry</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient</p> | 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 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 |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|-------------------------|------------------|------------------|--|---|--|---|
| | | | | <p>to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Development should ensure appropriate buffer strips are maintained and presumption against culverting of watercourses</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Ballinluig | | | | | | |
| Ballinluig North | 45 houses | H40 | <p>Negative</p> <p>Red Squirrel recorded at site (UK BAP priority species)</p> <p>4.40ha of site covered by ancient woodland</p> <p>6.80ha of the site is within 500m or less of the Shingle Islands SSSI</p> <p>A small watercourse (catchment <3km²) within the site boundary and two on the site boundary (northern and southern)</p> <p>Potential for the development of the site to increase the probability of flooding elsewhere</p> <p>Risk of flooding may increase if the area is expanded where other small watercourses are located</p> <p>River Tummel (Loch Faskally to River Tay) classified as moderate ecological potential – flow regulation and morphological alterations pressures noted</p> <p>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</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>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</p> <p>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.</p> <p>Construction method statement to be developed and implemented</p> <p>Need to survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>Conditions in planning consent and or S75</p> <p>Construction Method Statement</p> | No new issues affecting site which would mean it should be removed from Plan. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|-------------------------------|--------------------------|------------------|--|--|--|--|
| | | | | 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. |
| Kenmore | | | | | | |
| East of Primary School | 30 Houses | H42 | Negative Red Squirrel recorded at site (UK BAP priority species) 0.80ha within Taymouth Castle Garden and Designed Landscape Loch Tay classified as good status – no 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 | Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 | 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 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. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|----------------------------|------------------|------------------|---|---|---|---|
| | | | | <p>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</p> <p>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</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Murthly | | | | | | |
| West of Bridge Road | 10 houses | H45 | <p>Positive</p> <p>Size of site much reduced from MIR site I</p> <p>Negative</p> <p>0.50ha of site covered by non-designated archaeology</p> <p>May be a risk of flooding if the site is expanded to the east where a watercourse with associated flood outline is located</p> <p>River Tay (River Tummel to River Isla confluence) classified as moderate status – morphology and point source pollution (sewage)</p> <p>Served by an existing public septic tank which does not have capacity for scale of development proposed at settlement</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient</p> | 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 new issues which would mean site should be removed from Plan. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|-----------|------------------|------------------|---|---|--------------------|------------------|
| | | | | <p>to the projected climatic changes in precipitation and temperature</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>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</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |

KINROSS HOUSING MARKET AREA

Table 4: 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 | 2015 SEA Updates |
|---------------------------|------------------------|------------------|---|--|--|---|
| Kinross/Milnathort | | | | | | |
| South Kinross | 1.2 ha employment land | E16 | <p>Negative</p> <p>1.14ha of site within Loch Leven Catchment Management area</p> <p>1.20ha of the site is within 500m or less of the Loch Leven SSSI, SPA, Ramsar and NNR sites</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>Adjacent on the eastern boundary to the 1:200 year fluvial flood outline (Loch Leven and South Queich)</p> <p>Historic records of flooding in the Kinross area</p> <p>Potential for the development of the site to increase the probability of flooding elsewhere</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Construction method statement to be developed and implemented</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Drainage impact assessment/hydrology study required where</p> | Policy in Proposed Plan FRA undertaken HRA undertaken Conditions in planning consent and or S75 | <p>Pockets of SEPA medium risk for surface water flooding affecting central areas within the site.</p> <p>Add possible requirement for DIA (already FRA requirement).</p> |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|--------------------|-------------------------|------------------|---|---|---|--|
| | | | | <p>development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>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</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Station Road South | 3.2 ha employment land. | E18 | <p>Negative</p> <p>4.50ha of site within the 1:200 year fluvial flood risk area</p> <p>0.04ha of site within Loch Leven Catchment Management area</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>HRA undertaken</p> <p>Conditions in planning consent and or S75</p> | Reduced areas affected by SEPA medium flood risk |
| Stirling Road | 4.5ha employment land | E19 | <p>Negative</p> <p>North Queich River classified as less than good – previous pollution incidents in this area from existing industrial area</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> | <p>Enhancement</p> <p>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.</p> | <p>Policy in Proposed Plan</p> <p>FRA undertaken</p> <p>Landscape HRA undertaken</p> <p>Conditions in planning consent and or S75</p> | <p>No areas are now affected by SEPA medium river flood risk</p> <p>Remove FRA requirement</p> |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|----------------------|---|------------------|--|--|--|---|
| | | | <p>2.10ha of the site is within the 1:200 year fluvial flood risk area (North Queich)</p> <p>Historic records of flooding in the Kinross area</p> <p>Potential for the development of the site to increase the probability of flooding elsewhere</p> <p>May be an increased risk of flooding if site is extended to the south where the North Queich and associated flood outline is located</p> | <p>Mitigation</p> <p>Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Health Centre | New Opportunity site | Op14 | <p>Positive</p> <p>Redevelopment of brownfield site</p> <p>Negative</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>Pockets of SEPA medium risk for surface water flooding affecting large areas within the east and southern parts of the site.</p> <p>Add requirement for DIA (already FRA requirement).</p> |
| Lethangie | New Opportunity site – safeguarded for possible future educational uses | Op15 | <p>Negative</p> <p>0.06ha of site covered by non-designated archaeology</p> <p>0.12ha within the 1:200 year fluvial flood risk area</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> | <p>Enhancement</p> <p>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.</p> | Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 | <p>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.</p> <p>Remove FRA requirement and add a DIA requirement.</p> |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|----------------------|------------------|------------------|---|---|--|---|
| | | | | 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 | | |
| 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. 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 | 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 possible 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 | 2015 SEA Updates |
|---------------------------|----------------------|------------------|--|---|--|---|
| Kinross Town Hall | New Opportunity Site | Op24 | <p>Positive Re-use of brownfield land Re-use of listed building</p> <p>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</p> | <p>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.</p> <p>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</p> | Policy in Proposed Plan HRA undertaken Conditions in planning consent and or S75 | No implications from reassessment |
| Former High School | Housing Site | H75 | <p>Positive Reusing brownfield land and reducing the need for use of greenfield land. Potential conversion of existing listed building.</p> <p>Negative Site directly intersects an intercatchment at risk area (surface water quality) Potential loss of a listed building.</p> | <p>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.</p> <p>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</p> | 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 settlement boundary. |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|---------------------------|----------------------|------------------|---|---|--|---|
| | | | | 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. | | |
| 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 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 | Pockets of SEPA medium risk for surface water flooding affecting northern areas within the site. Add possible requirement for DIA (already FRA requirement). |
| 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 | 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 | No implications from the reassessment |

| Site Name | Adopted Plan Use | Adopted Plan Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|----------------------|------------------|------------------|---|---|--|---|
| | | | taken up by existing properties not currently connected to the network Ground capacity is unsuitable for traditional soakaways | 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 | | |
| 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 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 | 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. |

STRATHEARN HOUSING MARKET AREA

Table 5: 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 | 2015 SEA Updates |
|---------------------|----------------------|------------------|--|---|--|--|
| Comrie | | | | | | |
| Cowden Road | 30 houses | H58 | <p>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 <3km²) flows along the southern boundary of the site Many historic records of flooding in this area on the Ruchill Water and River Earn</p> | <p>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</p> <p>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</p> | 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. |
| Auchterarder | | | | | | |
| Auchterarder | 8 ha Employment Land | E25 | <p>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 <3km²) 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)</p> | <p>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.</p> <p>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</p> | 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 landscaping framework; FRA and DIA remain appropriate. |

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| | | | | <p>incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Crieff | | | | | | |
| Bridgend | 5.9 ha employment land | E26 | <p>Negative</p> <p>Swifts are recorded at the site</p> <p>2.30ha of the site is within Drummond Castle Garden and Designed Landscape</p> <p>A small portion of the site is covered by ancient woodland</p> <p>Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations</p> <p>River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status</p> <p>Potential drainage constraint depending on the combination of sites brought forward in the LDP</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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. |
| Broich Road | 1.6 ha employment land | E27 | <p>Positive</p> <p>Re-use of brownfield land</p> <p>Negative</p> <p>Duchlage Farmhouse (B listed)</p> <p>Small portion of site covered by non-designated archaeology</p> <p>Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations</p> <p>River Earn (Water of Ruchill to Ruthven Water confluences)</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | No implications from reassessment. Existing site specific developer requirements remain appropriate. |

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| | | | <p>classified as good status</p> <p>Potential drainage constraint depending on the combination of sites brought forward in the LDP</p> | <p>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.</p> <p>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</p> <p>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.</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Broich Road | 300 houses and 5ha employment | MU7 | <p>Negative</p> <p>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</p> <p>0.02ha 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</p> <p>River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status</p> <p>Potential drainage constraint depending on the combination of sites brought forward in LDP</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>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</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and</p> | 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. |

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| | | | | locations | | |
| Wester Tomaknock | 100-120 houses | H57 | <p>Negative</p> <p>Swifts recorded at site</p> <p>Two small watercourses (catchment <3km²) run through the area</p> <p>The risk of flooding may be greater if the site is extended to the south</p> <p>Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations</p> <p>River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status</p> <p>Potential drainage constraint depending on the combination of sites brought forward in the LDP</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>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</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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 Land and Opportunity Site | E27 & Op21 | <p>Negative</p> <p>A small portion of the site is covered by non-designated archaeology</p> <p>Turret Burn (Turret Loch to River Earn confluence) classified as less than good ecological potential – flow regulations</p> <p>River Earn (Water of Ruchill to Ruthven Water confluences) classified as good status</p> <p>Potential drainage constraint depending on the combination of sites brought forward in the LDP</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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.</p> <p>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</p> <p>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.</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>OP21 - Existing site, development of primary school is complete and therefore the site's allocation as Op21 will not need to continue to LDP2</p> <p>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.</p> |

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| | | | | <p>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</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Aberuthven | | | | | | |
| Aberuthven | 5ha employment land | E29 | <p>Negative</p> <p>Ruthven Water classified as good status – no pressures noted</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>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</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>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</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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. |

STRATHMORE & THE GLENS HOUSING MARKET AREA

Table C.6: 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 | 2015 SEA Updates |
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| Alyth and New Alyth | | | | | | |
| Mornity | New employment land | E30 | <p>Negative</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>Alyth Burn is classified as less</p> | <p>Enhancement</p> <p>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</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | High (and medium) probability for surface water flooding. Part of site is existing employment. Site may risk removal from LDP due to flooding concerns. |

| Site Name | MIR Proposed Use | PP Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
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| | | | than good status – point source pollution (sewage) from Alyth WWTW and barrier to fish passage | <p>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.</p> <p>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</p> | Construction | |
| Glenree | 35 houses | H59 | <p>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 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 <3km²) to the north</p> | <p>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</p> <p>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.</p> | 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 | 2015 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 | | |
| New Alyth | 20 houses | H61 | <p>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</p> | <p>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.</p> <p>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</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | No apparent constraints identified with updated data. |
| Blairgowrie/Rattray | | | | | | |
| Welton Road | 17ha employment land | E31 | <p>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</p> | <p>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.</p> <p>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</p> | 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) |

| Site Name | MIR Proposed Use | PP Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|-------------|------------------|--------|--|--|--|--|
| | | | | <p>development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Welton Road | 150 houses | H62 | <p>Negative</p> <p>UK BAP priority species, Red Squirrel recorded at the site</p> <p>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 & settlement – development likely to significantly affect the understanding and appreciation of monuments within their setting</p> <p>0.30ha of the site is covered by non-designated archaeology</p> <p>0.02ha of the site is covered by ancient woodland</p> <p>Risk of deterioration in status of the River Ericht</p> <p>Adjacent to the 1:200 year fluvial flood outline (River Ericht)</p> <p>Historic records of flooding in small parts of Blairgowrie on the Ericht</p> <p>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</p> | <p>Enhancement</p> <p>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 created 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.</p> <p>Mitigation</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>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))</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever</p> | 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 | 2015 SEA Updates |
|-------------------|------------------|--------|---|---|--|--|
| | | | | possible through appropriate scheme location and design Provision of waste recycling in appropriate developments and locations | | |
| Glenalmond Road | 160 houses | H63 | <p>No strategic environmental sensitivities noted</p> <p>Rattray Burn (small watercourse with a catchment of <3km²) is to the east of the site and is culverted adjacent to the site</p> <p>Historic record of flooding (2004) adjacent to the site (Back Wynd) when the culvert became blocked</p> <p>Risk of deterioration in status of the River Ericht</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>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</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | Policy in Proposed Plan FRA undertaken Conditions in planning consent and or S75 | Sections within the site are 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. |
| Blairgowrie South | 85 houses | H64 | <p>Negative</p> <p>UK BAP priority species, Hedgehog recorded at site</p> <p>Small watercourse (catchment of <3km²) running through the site</p> <p>Risk of deterioration in status of the River Ericht</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Retention of important trees, structural planting, hedgerows, etc. Include sustainable design and construction techniques and</p> | 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. |

| Site Name | MIR Proposed Use | PP Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|---------------------|--|--------|--|---|--|---|
| | | | | <p>incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | | |
| Western Blairgowrie | 200 houses as part of a mixed use development including employment land uses | MU5 | <p>Negative</p> <p>UK BAP priority species, Red Squirrel recorded at the site</p> <p>A small portion of the site is covered by non-designated archaeology</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>13.0ha of the site is within the Lunan Catchment Management area</p> <p>A small portion of the site is covered by ancient and semi-natural woodland</p> <p>15.0ha of the site is within 500m or less of the Ardblair and Myreside Fens SSSI</p> <p>Small unnamed watercourse (catchment of <3km²) and pond to the SW of the site – there may be a culvert under the site</p> <p>Some incidences of flooding in this part of Blairgowrie associated with drainage and sewer problems (2004)</p> <p>Risk of deterioration in status of the River Ericht</p> | <p>Enhancement</p> <p>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.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas</p> <p>Mitigation</p> <p>Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>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))</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Provision of waste recycling in appropriate developments and locations</p> | 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 | 2015 SEA Updates |
|---------------------------------|------------------|--------|---|---|---|--|
| Coupar Angus | | | | | | |
| Coupar Angus West | Employment land | E32 | <p>Note: Site B wasn't shown on MIR map 48</p> <p>Negative</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>River Isla (River Ericht to River Tay confluences) classified as moderate status</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>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).</p> <p>LDP requirements should be modified to include a FRA before any further development commences here.</p> |
| East of Scotland Farmers | Employment land | E33 | <p>Negative</p> <p>A small portion of the site is covered by non-designated archaeology</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>River Isla (River Ericht to River Tay confluences) classified as moderate status</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>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.</p> <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> | Policy in Proposed Plan Conditions in planning consent and or S75 | <p>Site adjacent to area at medium probability risk for river flooding. Northern section of site has medium risk for surface water flooding.</p> <p>LDP requirements should be modified to include a FRA before any further development commences here.</p> |

| Site Name | MIR Proposed Use | PP Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 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 | | |
| 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 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 | 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. 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 | 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. |
| Meikle | | | | | | |
| Ardler Road | 20 houses | H68 | Negative UK BAP priority species, Red Squirrel recorded at site Meikle Burn is classified as less | Enhancement Opportunity to deliver enhancements to the riparian zone at Meikle Burn where possible; provide sufficiently wide buffer strips to allow the watercourse to meander and erode in a natural | Policy in Proposed Plan FRA undertaken Conditions in | 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 | 2015 SEA Updates |
|-------------|------------------|--------|---|---|--|---|
| | | | <p>than good</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>Meigle Burn classified as poor ecological potential – multiple point source sewage pressures; diffuse source pollution from sewage; morphology and abstraction (farming)</p> <p>Meigle WWTW is listed as a pressure on the Meigle Burn</p> <p>0.30ha of the site is within the 1:200 year fluvial flood risk area (Meigle Burn)</p> <p>Historic record of flooding on the Meigle Burn in 2004 (Alyth Road flooded)</p> <p>The risk of flooding may be greater if the site is extended to the SW – much of this land is likely to be within the functional floodplain and not available for development</p> | <p>way</p> <p>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.</p> <p>Mitigation</p> <p>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</p> <p>Ensure sufficient capacity in Meigle WWTW to accommodate proposed development and upgrade to works to remove pressure on Meigle Burn</p> <p>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.</p> <p>Construction method statement to be developed and implemented</p> <p>Materials should be locally sourced, recycled, reused and contain low embodied carbon.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measure and make them resilient to the projected climatic changes in precipitation and temperature</p> <p>Retention of important trees, structural planting, hedgerows, etc.</p> <p>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.</p> <p>Provision of waste recycling in appropriate developments and locations</p> | <p>planning consent and or S75</p> <p>Construction Method Statement</p> <p>Habitat Management Plan</p> | |
| Forfar Road | 50 houses | H69 | <p>Negative</p> <p>UK BAP priority species, Hedgehog recorded at the site</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>Meigle Burn classified as poor ecological potential – multiple point source sewage pressures; diffuse source pollution from sewage; morphology and abstraction (farming)</p> <p>Meigle WWTW is listed as a</p> | <p>Enhancement</p> <p>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.</p> <p>Mitigation</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology</p> | <p>Policy in Proposed Plan</p> <p>Conditions in planning consent and or S75</p> | 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 | 2015 SEA Updates |
|--------------|--|--------|---|---|--|---|
| | | | pressure on the Meigle Burn Historic record of flooding on the Meigle Burn in 2004 (Alyth Road flooded) | 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 | | |
| Spittalfield | | | | | | |
| Spittalfield | 20 houses as part of a mixed use development | MU6 | <p>Positive Re-use of brownfield site</p> <p>Negative 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 <3km²) 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</p> | <p>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</p> <p>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</p> | Policy in Proposed Plan Conditions in planning consent and or S75 Construction | 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 developer requirements. Archaeology interest (Military Road) intersecting site although already identified in developer requirements. |

| Site Name | MIR Proposed Use | PP Ref | Issue/Impact identified through the SEA & Notes | Proposed Mitigation and/or Enhancement Measures | Delivery mechanism | 2015 SEA Updates |
|-----------|------------------------|--------|--|--|-----------------------|------------------|
| | | | | Provision of waste recycling in appropriate developments and locations | | |

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 is deemed reasonable to exclude these from the assessment.

Table 7: 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 |
| Caledonian Road School | Opportunity site | OP1 | Currently has planning permission for residential units – assessment not required |
| Canal Street | Opportunity site | OP5 | Development Complete – operating as a fitness suite – assessment not required |
| Horsecross | Opportunity site | OP3 | Development Complete – operating as a Hotel – 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 |
| Glenfarg | Housing site | H23 | Planning application including FRA and Drainage Assessment approved (13/01057/FLL, 13/01058/FLL, 13/01059/FLL) |
| 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 part of the site underway – 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 |
| James Hutton Institute, 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 |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

All sites submitted as part of the call for sites process have been considered as part of the SEA. The following list provides a quick overview of which sites have been assessed; where sites have not been assessed the reasoning behind this is shown.

It should be noted that site assessments are a work in progress at December 2015.

Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

| Site Name | Has the Site been assessed? |
|-----------------|---|
| Aberargie 1 | Full Site Assessment Completed |
| Aberargie 2 | Full Site Assessment Completed |
| Aberargie 3 | Full Site Assessment Completed |
| Abernethy 1 | Full Site Assessment Completed |
| Abernethy 2 | Full Site Assessment Completed |
| Abernethy 3 | Full Site Assessment Completed |
| Abernethy 4 | Full Site Assessment Completed |
| Almondbank 1 | Existing SEA Site. (E6) Update Complete |
| Pitcairngreen 1 | Full Site Assessment Completed |
| Balbeggie 1 | Full Site Assessment Completed |
| Balbeggie 2 | Full Site Assessment Completed |
| Bankfoot 1 | Full Site Assessment Completed |
| Bankfoot 2 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|-----------------------------|--|
| Bankfoot 3 | Full Site Assessment Completed |
| Binn 1 | Full Site Assessment Completed |
| Bridge of Earn 1 | Full Site Assessment Completed |
| Burrelton 1 | Site proposed is too small (0.5ha or less) |
| Burrelton 2 (phase 1) | Full Site Assessment Completed |
| Burrelton 2 south (phase 2) | Full Site Assessment Completed |
| Burrelton 3 | Full Site Assessment Completed |
| Clathymore 1 | Full Site Assessment Completed |
| Cottown 1 | Site proposed is too small (0.5ha or less) |
| Cottown 2 | Full Site Assessment Completed |
| Dunning 1 | Full Site Assessment Completed |
| Dunning 2 | Full Site Assessment Completed |
| Errol 1 | Full Site Assessment Completed |
| Errol 2 | Full Site Assessment Completed |
| Errol 3 | Full Site Assessment Completed |
| Grange 1 | Full Site Assessment Completed |
| Grange 2 | Full Site Assessment Completed |
| Grange 3 | Full Site Assessment Completed |
| Grange 4 | Full Site Assessment Completed |
| Errol Airfield 1 | Full Site Assessment Completed |
| Forgandenny 1 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|---------------|---|
| Forgandenny 2 | Full Site Assessment Completed |
| Guildtown 1 | Full Site Assessment Completed |
| Inchture 1 | Full Site Assessment Completed |
| Inchture 2 | Full Site Assessment Completed |
| Longforgan 1 | Full Site Assessment Completed |
| Longforgan 2 | Full Site Assessment Completed |
| Longforgan 3 | Full Site Assessment Completed |
| Luncarty 1 | Full Site Assessment Completed |
| Luncarty 2 | Existing SEA Site (H27) Update Complete |
| Methven 1 | Full Site Assessment Completed |
| Methven 2 | Full Site Assessment Completed |
| Perth 1 | Existing SEA Site (E38) Update Complete |
| Perth 2 | Existing SEA Site (H70) Update Complete |
| Perth 3 | Full Site Assessment Completed |
| Perth 4 | Full Site Assessment Completed |
| Perth 5 | This was considered as an issue rather than a site. |
| Perth 6 | Full Site Assessment Completed |
| Perth 7 | Full Site Assessment Completed |
| Perth 8 | Full Site Assessment Completed |
| Perth 9 | Full Site Assessment Completed |
| Perth 10 | Existing SEA Site (E2) Update Complete |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|-------------------------|---|
| Perth 11 | Full Site Assessment Completed |
| Perth 12 | Existing SEA Site (H73) Update Complete |
| Perth 13 | Existing SEA Site (existing employment uses not allocation) Update Complete |
| Perth 14 | Existing SEA Site (lies within commercial centre) Update Complete |
| Perth 15 | Existing SEA Site (MU1) Update Complete |
| Perth 16 | Full Site Assessment Completed |
| Perth 17 | Full Site Assessment Completed |
| Perth 18 | Full Site Assessment Completed |
| Perth 19 | Existing SEA Site (existing employment uses not allocation) Update Complete |
| Scone 1 | Existing SEA Site (H29) Update Complete |
| Scone 2 | Full Site Assessment Completed |
| St Madoes 1 | Full Site Assessment Completed |
| Stanley 1 | Existing SEA Site (H31) Update Complete |
| Abernyte 1 | Full Site Assessment Completed |
| Airntully 1 | Site proposed is too small (0.5ha or less) |
| Airntully 2 | Site proposed is too small (0.5ha or less) |
| Balboughty 1 | Full Site Assessment Completed |
| Ballindean 1 | Full Site Assessment Completed |
| Clathy 1 | Full Site Assessment Completed |
| Easter Nether Blelock 1 | Full Site Assessment Completed |
| Kinfauns 1 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|----------------|---|
| Newbigging 1 | Full Site Assessment Completed |
| Pickstonhill 1 | Full Site Assessment Completed |
| Rait 1 | Full Site Assessment Completed |
| Rait 2 | Site proposed is too small (0.5ha or less) |
| Redgorton 1 | Full Site Assessment Completed |
| Redgorton 2 | Full Site Assessment Completed |
| Westown 1 | This was considered as an issue rather than a site. |
| Westown 2 | This was considered as an issue rather than a site. |
| Aberfeldy 1 | SEA site (H36) Update Complete |
| Aberfeldy 2 | Full Site Assessment Completed |
| Acharn 1 | Site proposed is too small (0.5ha or less) |
| Ballinluig 1 | Existing SEA Site (H40) Update Complete |
| Dunkeld 1 | Full Site Assessment Completed |
| Dunkeld 2 | Full Site Assessment Completed |
| Camserney 1 | Site proposed is too small (0.5ha or less) |
| Donavoured 1 | Full Site Assessment Completed |
| Donavoured 2 | Full Site Assessment Completed |
| Croftinloan 1 | Full Site Assessment Completed |
| Dull 1 | Full Site Assessment Completed |
| Fearnan 1 | Full Site Assessment Completed |
| Fearnan 2 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|---------------------|---|
| Fearnan 3 | Full Site Assessment Completed |
| Inver 1 | Existing SEA Site (H14) Update Complete |
| Little Ballinluig 1 | Full Site Assessment Completed |
| Logierait 1 | Full Site Assessment Completed |
| Murthly 1 | Full Site Assessment Completed |
| Murthly 2 | Full Site Assessment Completed |
| Murthly 3 | Full Site Assessment Completed |
| Murthly 4 | Full Site Assessment Completed |
| Pitlochry 1 | Full Site Assessment Completed |
| Pitlochry 2 | Full Site Assessment Completed |
| Pitlochry 3 | Full Site Assessment Completed |
| Pitlochry 4 | Full Site Assessment Completed |
| Pitlochry 5 | Full Site Assessment Completed |
| Pitlochry 6 | Full Site Assessment Completed |
| Pitlochry 7 | Full Site Assessment Completed |
| Pitlochry 8 | Full Site Assessment Completed |
| Keltneyburn 1 | Full Site Assessment Completed |
| Tombreck 1 | Full Site Assessment Completed |
| Edradynate 1 | Full Site Assessment Completed |
| Balado 1 | Full Site Assessment Completed |
| Balado 2 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|------------------------------|--|
| Balado 3 | Full Site Assessment Completed |
| Blairingone 1 | Full Site Assessment Completed |
| Crook of Devon 1 | Full Site Assessment Completed |
| Crook of Devon 2 | Full Site Assessment Completed |
| Crook of Devon 3 | Full Site Assessment Completed |
| Crook of Devon 4 | Full Site Assessment Completed |
| Crook of Devon MIR Site | Full Site Assessment Completed (site submitted by PKC) |
| Blairforge 1 | Full Site Assessment Completed |
| Maryburgh 1 | Site proposed is too small (0.5ha or less) |
| Keltybridge 1 | Full Site Assessment Completed |
| Keltybridge 2 | Site proposed is too small (0.5ha or less) |
| Kinneswood 1 | Site proposed is too small (0.5ha or less) |
| Kinneswood 2 | This was considered as an issue rather than a site. |
| Kinross 1 | Full Site Assessment Completed |
| Kinross 2 | Full Site Assessment Completed |
| Kinross 3 | Existing SEA Site (OP15) Update Complete |
| Kinross 4 | Existing SEA Site (H47) Update Complete |
| Kinross 5 | Full Site Assessment Completed |
| Milnathort 1 (Perth Road) | Full Site Assessment Completed |
| Milnathort 1 (Burleigh Road) | Full Site Assessment Completed |
| Milnathort 2 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|-------------------|---|
| Milnathort 3 | Full Site Assessment Completed |
| Powmill 1 | Full Site Assessment Completed |
| Rumbling Bridge 1 | Full Site Assessment Completed |
| Scotlandwell 1 | Full Site Assessment Completed |
| Scotlandwell 2 | Full Site Assessment Completed |
| Scotlandwell 3 | Full Site Assessment Completed |
| Scotlandwell 4 | Full Site Assessment Completed |
| Cleish 1 | This was considered as an issue rather than a site. |
| Aberuthven 1 | Full Site Assessment Completed |
| Auchterarder 1 | Full Site Assessment Completed |
| Auchterarder 2 | Full Site Assessment Completed |
| Auchterarder 3 | Full Site Assessment Completed |
| Auchterarder 4 | Full Site Assessment Completed |
| Auchterarder 5 | Full Site Assessment Completed |
| Auchterarder 6 | Full Site Assessment Completed |
| Blackford 1 | Full Site Assessment Completed |
| Comrie 1 | Full Site Assessment Completed |
| Comrie 2 | Full Site Assessment Completed |
| Comrie 3 | Existing SEA Site (H58) Update Complete |
| Crieff 1 | Full Site Assessment Completed |
| Crieff 2 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|-----------------|---|
| Crieff 3 | Full Site Assessment Completed |
| Crieff 4 | Full Site Assessment Completed |
| Crieff 5 | Full Site Assessment Completed |
| Crieff 6 | Full Site Assessment Completed |
| Crieff 7 | Full Site Assessment Completed |
| Fowlis Wester 1 | Full Site Assessment Completed |
| Gilmerton 1 | Full Site Assessment Completed |
| Gilmerton 2 | Full Site Assessment Completed |
| Gleneagles 1 | Site proposed is too small (0.5ha or less) |
| Gleneagles 2 | Full Site Assessment Completed |
| Muthill 1 | Full Site Assessment Completed |
| Muthill 2 | Full Site Assessment Completed |
| Muthill 3 | Full Site Assessment Completed |
| St Davids 1 | Full Site Assessment Completed |
| Alyth 1 | Full Site Assessment Completed |
| Alyth 2 | Full Site Assessment Completed |
| Alyth 3 | Full Site Assessment Completed |
| Alyth 4 | Full Site Assessment Completed |
| New Alyth 1 | Full Site Assessment Completed |
| Ardler 1 | Full Site Assessment Completed |
| Blairgowrie 1 | This was considered as an issue rather than a site. |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|-------------------|---|
| Blairgowrie 2 | Full Site Assessment Completed |
| Blairgowrie 3 | This was considered as an issue rather than a site, although this site has been included in the Blairgowrie Eastern Expansion site assessment |
| Blairgowrie 4 | Full Site Assessment Completed |
| Blairgowrie 5 | This was considered as an issue rather than a site. |
| Blairgowrie 6 | Full Site Assessment Completed |
| Blairgowrie 7 | This was considered as an issue rather than a site. |
| Blairgowrie 8 | Full site assessment completed (extension to H64) |
| Blairgowrie 9 | This was considered as an issue rather than a site. |
| Blairgowrie 10 | This was considered as an issue rather than a site. |
| Blairgowrie 11 | This was considered as an issue rather than a site. |
| Ratray 1 | Full Site Assessment Completed |
| Ratray 2 | Full Site Assessment Completed |
| Ratray 3 | Full Site Assessment Completed |
| Ratray 4 | Full Site Assessment Completed |
| Bridge of Cally 1 | Full Site Assessment Completed |
| Coupar Angus 1 | Full Site Assessment Completed |
| Kirkmichael 1 | Full Site Assessment Completed |
| Meikle 1 | Full Site Assessment Completed |
| Meikeour 1 | Full Site Assessment Completed |
| Campmuir 1 | Full Site Assessment Completed |

SITE ASSESSMENTS FOR PRE-MIR SUBMISSIONS

| | |
|-------------------------------|--|
| Enochdhu 1 | Full Site Assessment Completed |
| Heather Drive Cemetery | Full Site Assessment Completed (site submitted by PKC) |
| Blairgowrie Eastern Expansion | Full Site Assessment Completed (site submitted by PKC) |



Perth and Kinross Council

Local Development Plan 2 SEA Environmental Report Appendix E Perth (2)

December 2015



ABERARGIE

| | | | |
|---|--|---|---|
| Site Name: Aberargie1 | Source of site suggestion: pre-MIR call for sites consultation. | | Site History/Previous planning applications, existing local plan policies and proposals: Site includes part of the site which has planning permission (ref: 14/00176/FLL) for the erection of a distiller and liqueur production facility with associated bottling plant, grain and cask stores. |
| Settlement: Aberargie | GIS Site Ref: Aberargie1 MIR Site Ref: Pre-MIR Site Ref: Aberargie1 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 12ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered. | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Greenfield site on north edge of settlement. Adjacent to River Farg and there is a track running through the centre of the site which connects to A913. Various trees and vegetation on the field boundaries and lining the track. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): agricultural | Proposed Use: Mixed use – residential, retail, commercial, community, recreational. | Initial Officer Comments Site would be a significant expansion to the settlement of Aberargie, which is a small rural village. There is no natural feature to define the east/north boundaries of the site. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Yes. Proximity to River Farg and potential impact during construction and operation of development. | GIS | - | Drainage Impact Assessment and Flood Risk Assessment required. Policies EP3 and EP2 would apply. It would have to be demonstrated that there would be no negative impact on the environment of the River Farg. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small part of the site identified as being at low and medium risk from river flooding. | GIS | - | Policy EP2 would apply. Flood Risk Assessment would be required, including identifying and implementing measures to mitigate flood risk. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations identified. Loss of agricultural land. Potential impact on existing trees/vegetation, as well as the riparian environment associated with | GIS | - | Policy NE3 Biodiversity would apply. Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | the River Farg. | | | existing hedgerows/trees. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No Geo-diversity sites within the vicinity. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potential impact on existing trees/vegetation, as well as the riparian environment associated with the River Farg. | GIS | - | Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity, including on River Farg environment. Retain existing hedgerows/trees and set-back development from existing biodiversity assets. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Site on agricultural land adjacent to settlement boundary. May be negative air quality impacts arising from non-residential uses. | | - | Air Quality Impact Assessment required where potentially polluting uses are proposed. Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Limited amenity space within the settlement. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Proposal would create employment opportunities. | CFS form | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops, mineral soil no peat present. | GIS | - | Re-use soils in local area. | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Class 2 prime agricultural land. | GIS | - | Re-use soils in local area. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing | Climatic factors | Site on generally flat land. | Check CFS form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site to | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | winds? | | | | | limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The existing track from the A913 serving Netherton Farm will be used. | GIS | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within 400m of bus stops, with good links to Perth and Newburgh. There are very limited services in Aberargie therefore residents are required to travel to Perth/Abernethy. | GIS | - | Proposal for mixed use development would provide various services to Aberargie. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|-----------------------------------|--|---|--------------------------|---|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings within the site. | GIS/OS map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site not within any designated landscape sites. | GIS | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Proposal is significant size for location adjacent to edge of small rural settlement. Broadly flat site therefore landscape setting to north and east of Aberargie would likely be compromised. Prominent views particularly from east entering the village from Abernethy. Aberargie defined by numerous ribbons of single/double rows of houses. | GIS | - | Sensitive design and layout of development to minimise landscape impact, including taking cognisance of existing topography which would reduce visual impact on surrounding area. However, difficult to envisage how the rural landscape setting of Aberargie would be retained by the development. | - |
| | Will the proposal have an adverse impact on the integrity | Popl and human health or material | Site not within greenbelt designation. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | of the greenbelt? | assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No current recycling facilities in Aberargie. | | - | Incorporate recycling facilities as part of the development in line with Zero Waste Plan. | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritages contained within the site, however various local archaeological sites close to the site boundaries. | | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed mixed use development in principle would be compatible in land use terms however the impact from any non-residential uses would require to be assessed. | OS map | 0 | Further studies required to identify and assess impact of non-residential land uses proposed. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in form. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that is it useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|---|---|
| Site Name: Aberargie2 | Source of site suggestion: pre-MIR call for sites consultation. | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Aberargie | GIS Site Ref: Aberargie2 MIR Site Ref: Pre-MIR Site Ref: Aberargie2 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered. | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Largely flat site located to the south of Aytoun Farm and to the east of the River Farg. Access would be taken from an existing track which joins the A913. Mature trees located to the west of the site. Majority of the site at medium risk of river flooding. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): agricultural | Proposed Use: residential | Initial Officer Comments Development of greenfield site outwith settlement boundary in a settlement which has very limited services. Site falls within the Ochil Hills Special Landscape Area. Access track may need upgrading to serve the site for residential purposes. Majority of the site at medium risk of river flooding. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Yes. Proximity to River Farg and potential impact during construction and operation of development. | GIS | - | Drainage Impact Assessment and Flood Risk Assessment required. Policies EP3 and EP2 would apply. It would have to be demonstrated that there would be no negative impact on the environment of the River Farg. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | More than half of the site identified as being at medium risk from river flooding. There is also a small part of the site identified as being at medium risk of surface water flooding. (source: SEPA flood risk maps 2015). | GIS | -- | Policy EP2 would apply. Flood Risk Assessment would be required, including identifying and implementing measures to mitigate flood risk. | - |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and | Bio flora and | No designations identified. | GIS | - | Policy NE3 Biodiversity would | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | fauna interests? | fauna | Loss of agricultural land. Potential impact on existing trees/vegetation, as well as the riparian environment associated with the River Farg. | | | apply. Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain existing trees and other vegetation of biodiversity value. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No Geo-diversity sites within the vicinity. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potential impact on existing trees/vegetation, as well as the riparian environment associated with the River Farg. | GIS | - | Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity, including on River Farg environment. Retain existing hedgerows/trees and set-back development from existing biodiversity assets. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | Site on agricultural land adjacent to settlement boundary. No significantly negative air quality impacts identified. | | - | Sustainable transport and construction methods required to help mitigate any impact. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|--|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Limited amenity space within the settlement. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Improved pasture, mineral soil no peat present. | GIS | - | Re-use soils in local area. | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Class 2 prime agricultural land. | GIS | - | Re-use soils in local area. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Yes. Indicated on CFS form that the | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | the LDP timeframe? | assets | site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted. | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on generally flat land, with a considerable part of the site facing SW. Trees screen the western edge of the site. | Check CFS form | 0 | Design layout to ensure solar gain. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The existing track from the A913 serving Aytoun Farm will be used. | GIS | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within 400m of bus stops, with good links to Perth and Newburgh. There are very limited services in Aberargie therefore residents are required to travel to Perth/Abernethy. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings within the site. | GIS/OS map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site contained within Ochil Hills Special Landscape Area designation. The eastern edge of the site also falls within a woodland group under the SNWI designation. | GIS | - | Policy ER6 would apply. Sensitive site layout and design. Use of trees and landscaping to reduce visual impact of proposed housing. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Proposal is located outwith the settlement boundary, with defined boundaries on all sides. | GIS | - | Sensitive design and layout of development to minimise landscape impact. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not within greenbelt designation. | GIS | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and | Material Assets and | No. | GIS | N/A | | N/A |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|---|--------------------------|--|---------------------------|
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use considered acceptable in principle, however, the proximity to a working farm may need to be assessed in greater detail. | OS map | - | Further studies required to identify and assess impact of working farm on the amenity of the residential site. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in form. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|---|---|
| Site Name: Aberargie3 | Source of site suggestion: pre-MIR call for sites consultation. | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Aberargie | GIS Site Ref: Aberargie3 MIR Site Ref: Pre-MIR Site Ref: Aberargie3 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2.3ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered. | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is on generally flat land to south of settlement boundary. Currently agricultural land which is bound on three sides with access proposed to be established via A913. Generally residential in nature with surrounding agricultural land. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): agricultural | Proposed Use: residential | Initial Officer Comments Site to south of settlement boundary, very open when viewed from A913 to the north. Screened from the south by the topography and tree screening. Site would likely change the open setting and character of the settlement. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No negative impacts identified however sustainable drainage system would require to be implemented. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date. | GIS | 0 | Policy EP3 would apply. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk identified however sustainable drainage system would require to be implemented. | GIS | 0 | Policy EP2 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations identified. Loss of agricultural land. Potential impact on existing trees/vegetation. | GIS | - | Policy NE3 Biodiversity would apply. Ensure sensitive design and layout (including landscaping) to mitigate against any negative | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | impacts on biodiversity. Retain existing trees and other vegetation of biodiversity value, and include new planting along the north side of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No Geo-diversity sites within the vicinity. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potential impact on existing trees/vegetation. | GIS | - | Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain existing trees and other vegetation of biodiversity value (particularly hedgerow to east of site), and include new planting along the north side of the site. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Site on agricultural land adjacent to settlement boundary. No significantly negative air quality impacts identified. | | - | Sustainable transport and construction methods required to help mitigate any impact. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Limited amenity space within the settlement. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Improved pasture, mineral soil no peat present. | GIS | - | Re-use soils in local area. | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Class 2 prime agricultural land. | GIS | - | Re-use soils in local area. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | | | to 2023) and there are no technical constraints forecasted. | | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on generally flat land. | Check CFS form | 0 | Design layout to ensure solar gain and include shelter belt planting to west and south boundaries to reduce effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access from A913 would be established with no issues of road visibility envisaged. Potential impact on road network. | GIS | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within 400m of bus stops, with good links to Perth and Newburgh. There are very limited services in Aberargie therefore residents are required to travel to Perth/Abernethy. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | No constraints identified. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings within the site. | GIS/OS map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site contained within Ochil Hills Special Landscape Area designation. Small section of the southern edge of the site also falls within a woodland group under the SNWI designation. | GIS | - | Policy ER6 would apply. Sensitive site layout and design. Use of trees and landscaping to reduce visual impact of proposed housing. Landscape appraisal would be required to demonstrate that the landscape impact would be minimal. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Proposal is located outwith the settlement boundary, within an open landscape setting with little screening to the north, east or west. Majority of settlement located to the north of A913 with southwards views and vistas on to the Ochil Hills area so may be negative impact on open setting of the village. | GIS | - | Sensitive design and layout of development to minimise landscape impact. Landscape appraisal required to assess the impact on the setting of the settlement's southern edge. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not within greenbelt designation. | GIS | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site contains two local archaeological points of interest – Aberargie Village and Aberargie Findspot. | | - | An assessment would be required identifying what impact, if any, the development would have on the qualifying features of the archaeological assets. Mitigation measures may be required. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use is compatible with the surrounding land uses. | OS map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in form. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

ABERNETHY

| | | | |
|--|---|--|---|
| Site Name: Abernethy1 | Source of site suggestion: pre-MIR consultation site. Lothead Consultancy on behalf of Muir Homes. | | Site History/Previous planning applications, existing local plan policies and proposals: Previous submission for LDP but removed by Reporter as part of Examination. |
| Settlement: Abernethy | GIS Site Ref: Abernethy1 MIR Site Ref: Pre-MIR Site Ref: Abernethy1 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2.8ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Land slopes from south-east. North-facing site. Access from Newburgh Road to north of site. Adjacent to other pre-MIR site (Abernethy2) to east which is currently agricultural land. Access road and residential to west of site. Pond to the north-west of the site. Residential buildings (Rosebank) enclosed on 3 sides by the site. South east corner of site approximately 85m from the nearest mobile phone mast. Core paths ABNY/111/1 and ABNY/120/2 are situated to the western and northern boundaries of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): agriculture | Proposed Use: Residential | Initial Officer Comments: Site on agricultural land adjacent to settlement boundary with access to north. Landscape impact likely to change eastern setting of settlement but could be sensitively designed. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water | Water | No negative impacts identified however sustainable drainage | GIS | 0 | Policy EP3 would apply. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | environment? (see notes) | | system would require to be implemented. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date. | | | | |
| | Can the option connect to the public foul sewer? | Water | | GIS | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk identified however sustainable drainage system would require to be implemented. | GIS | 0 | Policy EP2 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. Non-native trees to the north-east of site. | GIS | - | Ensure design incorporates landscaping (including planting of native species) and any mature trees/vegetation on boundaries are retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geo-diversity interests identified. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | No loss of habitat connectivity or wildlife corridor. | GIS | 0 | Ensure design and layout incorporates landscaping (including planting of native species) and any mature | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | greater connectivity? | | | | | trees/vegetation on boundaries are retained. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Site on agricultural land adjacent to Newburgh Road. No significant negative air quality impact identified. | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path to the north and west of the site. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment | Population | Close proximity to allocated/existing employment sites. No loss of | CFS, GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | land/opportunities? | | employment land. | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops, mineral soil no peat present. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site partially contains Class 2 prime agricultural land. | GIS | - | Reuse of soil in local area | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023). | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Predominantly north-facing site but could take advantage of aspect and topography for solar gain. | GIS, CFS form | 0 | Design layout to ensure solar gain. Shelterbelt planting to west and south of the site to limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | Access from Newburgh Road (A913) to north of site. | GIS | - | Application of Policy TA1B, including submission of Transport Statement to assess | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|--|---|--------------------------|--|---------------------------|
| | accommodating traffic generated? | factors? | | | | impact on road network. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Bus stops for local bus routes immediately to north of site, with good links to Perth and Newburgh. However, there are limited services in Abernethy therefore there is a requirement to travel elsewhere for various other services. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on site. | GIS/OS Map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | Site is contained within Ochil Hills Special Landscape Area (SLA). | GIS | - | Policy ER6 would apply. Sensitive site layout and design. This site is considered a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|--|---------------------------|
| | designations? | | | | | potential gateway entrance at the eastern edge of the settlement, although this would require sensitive layout to ensure that the site fits within the landscape setting and sits harmoniously with the existing settlement. | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Adjacent to the settlement boundary and on north-facing sloping land. Council previously considered the site as a logical extension to the settlement. The site would round off the settlement edge as well as contribute to improving the gateway entrance to the settlement from the east. There are features to define the extent of the development. | GIS | - | Ensure sensitive design and layout of development including measures to improve gateway entrance at the northern edge of the site. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not within green belt designation. | GIS | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Adjacent to the site boundary for Back Dykes archaeological asset. | GIS | - | Archaeological survey may be required to determine what impact, if any, on the Back Dykes asset and if there is potential for further archaeological heritage within the site. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | depending on neighboring uses | | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|--|---|
| Site Name: Abernethy2 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: Application for erection of new dwellinghouse (ref: 06/00487/FUL) |
| Settlement: Abernethy | GIS Site Ref: Abernethy2 MIR Site Ref: Pre-MIR Site Ref: Abernethy2 | Outside or adjacent to a settlement boundary? Partially contained within, and adjacent to, settlement boundary | |
| OS Grid Ref: | Site Size (ha): 0.7ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Land slopes from south-east. North-facing site. Access from Newburgh Road to north of site. Adjacent to other pre-MIR site (Abernethy1) to west which is currently agricultural land. Newburgh Road to north of site. Residential buildings (Thornbank & Glendale) within and adjacent to the north of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): agriculture/residential development | Proposed Use: Residential | Initial Officer Comments: Site on agricultural land adjacent to, and partially within, settlement boundary with access to north. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| Water | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No negative impacts identified however sustainable drainage system would require to be implemented. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date. | GIS | 0 | Policy EP3 would apply. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk identified however sustainable drainage system would require to be implemented. | GIS | 0 | Policy EP3 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Agricultural land with some mature vegetation interspersed on the fringes of the site, particularly along eastern side. | GIS | - | Ensure design incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geo-diversity interests identified that could be impacted. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No loss of habitat connectivity or wildlife corridor. | GIS | 0 | Ensure design and layout incorporates landscaping (including planting of native species) and any mature trees/vegetation on boundaries are retained. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Site on agricultural land adjacent to Newburgh Road. No significant negative air quality impact identified | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path to the north of the site will be retained. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Close proximity to allocated employment and mixed use sites. No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site as well as residential dwelling to north of site. Field crops, mineral soil no peat present. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site partially contains Class 2 prime agricultural land however this area of land has recently been developed for a single residential dwelling. | GIS | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023). | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Predominantly north-facing site but could take advantage of aspect and topography for solar gain. | GIS, CFS form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing access from Newburgh Road (A913) to north of site which currently serves a single residential dwelling. | GIS | - | Application of Policy TA1B. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Bus stops for local bus routes immediately to north of site, with good links to Perth and Newburgh. However, there are limited services in Abernethy therefore there is a requirement to travel elsewhere for various other services. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of | Material | An existing residential dwelling located to the north of the site. The | GIS/OS Map | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritage identified within the site. | GIS | 0 | | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|--|---|
| Site Name: Abernethy3 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: Previously supported small section of the site as part of the Proposed Plan but this was removed by the Reporter following Examination. |
| Settlement: Abernethy | GIS Site Ref: Abernethy3 MIR Site Ref: Pre-MIR Site Ref: Abernethy3 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 18.4ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Large site at the edge of the western side of Abernethy. Comprises agricultural land with residential to the east and south. Proposed accessed from Ballo Braes development and potentially from Perth Road (A913) to the south. Site moderately sloping from south to north. Track (including core path ABNY/122/1) runs through centre of the site connecting Hatton Road to Hatton Farmhouse. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments: Large greenfield site to the west of Abernethy which attempts to 'round off' the settlement edge. Lack of feature(s) to define western edge of proposed site. Site is very open and has open views to the North and from Perth Road. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | throughout the site and on its edges. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date. | | | requirements and to identify potential mitigation measures. Policies EP2 & EP3 would apply. Requirement for approved SUDS to be implemented. | |
| | Can the option connect to the public foul sewer? | Water | | GIS | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Yes. Site at low and medium risk of river flooding. | GIS | - | Flood Risk Assessment required to assess potential risk of flooding and to identify any necessary mitigation measures. Policy EP2 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. | GIS | - | Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geo-diversity interests identified. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by | Bio flora and fauna | No loss of habitat connectivity or wildlife corridor. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | the proposal – will it result in habitat fragmentation or greater connectivity? | | | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Site on agricultural land adjacent to settlement boundary. No significant negative air quality impact identified. | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path (along Hatton Road) dissects the site. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact, including retaining existing core path running through site. Opportunity to link in with open space at the north-most corner adjacent to the railway track. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops and improved pasture, mineral soil no peat present. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Majority of site contains Class 2 prime agricultural land. | GIS | - | Reuse of soil in local area | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site moderately sloping to the north and could take advantage of aspect for solar gain. | GIS, CFS form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site to limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | Proposed to join up with existing road infrastructure at Ballo Braes, and potentially new access to south of site to join Perth Road (A913). | GIS | - | <p>Application of Policy TA1B.</p> <p>Transport Statement would be required to assess potential impact on road network.</p> <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The majority of the site within 400 metres of various bus stops, with good links to Perth and Newburgh.</p> <p>However there are limited services in Abernethy therefore there is a requirement to travel elsewhere for various other services.</p> | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a | Material Assets | Contrary to TAYplan strategy to focus new development in tiered | | -- | | -- |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Large part of the site contained within the boundary of the Drumhead archaeological asset. Site also adjoins the Backdykes archaeological asset. | GIS | - | Archaeological survey required to determine extent of further archaeological assets within site. Archaeological Impact Assessment required to demonstrate the impact on the Drumhead and Backdykes assets, and what mitigation measures, if any, are required. Sensitive site design and layout to avoid any significant impact on existing archaeological assets. | 0 |

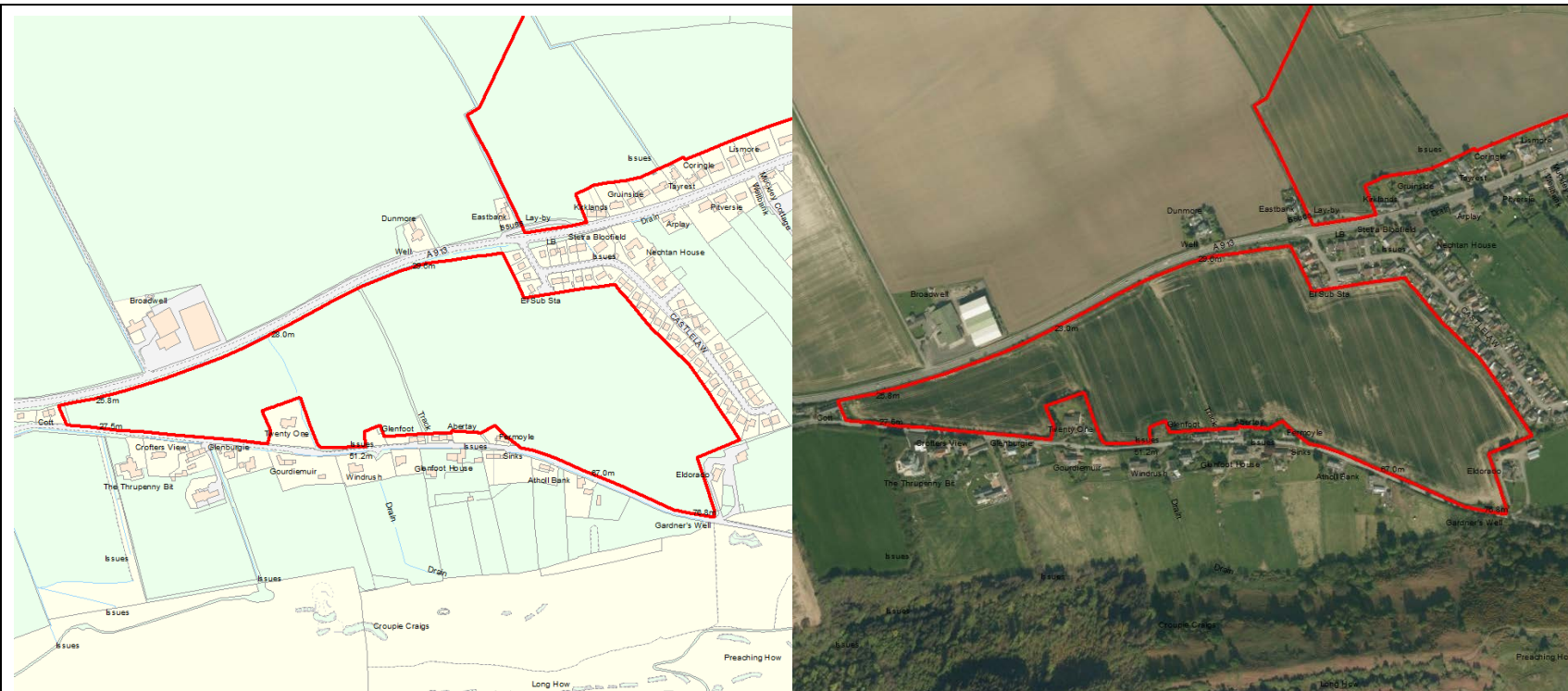
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | Check CFS form | 0 | | 0 |

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| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|--|---|
| Site Name: Abernethy4 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Abernethy | GIS Site Ref: Abernethy4 MIR Site Ref: Pre-MIR Site Ref: Abernethy4 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 14ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). North-facing sloped site bound to the north and south by Perth Road (A913) and Glenfoot respectively. The eastern boundary is defined by existing properties at the western edge of Abernethy, and the western edge of the site tapers in to the junction of A913 and Glenfoot. The site is currently in agricultural use. There is a track (core path) running through the centre of the site, from south to north. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): agriculture | Proposed Use: residential | Initial Officer Comments: Development of the site would result in the coalescence of Abernethy and Glenfoot. The landscape is steeply sloped from Perth Road up to Glenfoot and the site would be very visible from public viewpoints. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No negative impacts identified however sustainable drainage system would require to be implemented. A drainage ditch and stream runs through and borders the | GIS | 0 | Drainage Impact Assessment required to assess potential risk of flooding/drainage requirements and to identify potential mitigation measures. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | <p>site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date.</p> | | | <p>Policies EP2 & EP3 would apply.</p> <p>Requirement for approved SUDS to be implemented.</p> | |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk identified however sustainable drainage system would require to be implemented. | GIS | 0 | Policy EP2 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. | GIS | - | Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | Close proximity to Castle Law geodiversity site but not likely to have any impact. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | No loss of habitat connectivity or wildlife corridors. | GIS | 0 | Ensure design and layout incorporates landscaping (including planning of native | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | habitat fragmentation or greater connectivity? | | | | | species) and any mature trees/vegetation on boundaries are retained. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Site on agricultural land adjacent to settlement boundary. No significant negative air quality impact identified. | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernethy Primary School which is currently running at 53% capacity. | GIS | 0 | Developer contribution required to contribute towards school extension. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path runs along existing track through middle of site. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact, including retaining existing core path running through site. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | Employment opportunities in the settlement. No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops, mineral soil no peat present. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Majority of site contains Class 3.2 agricultural land. | GIS | - | Reuse of soil in local area | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Not specified. | CFS form | N/A | | N/A |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site slopes considerably south to north therefore aspect for solar gain may be limited, particularly at the top of the site. | GIS, CFS form | - | Design & layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Not specified. | GIS | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The majority of the site within 400 metres of various bus stops, with good links to Perth and Newburgh. However there are limited services available in Abernethy therefore there is a requirement to travel elsewhere for various other services. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|---|--------------------------|--|---------------------------|
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on site. | GIS/OS Map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Whole site is contained within Ochil Hills Special Landscape Area (SLA). | GIS | - | Policy ER6 would apply. Difficult to mitigate against landscape impact in this location. | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? | Landscape | Landscape appraisal required for large site on greenfield land on edge of settlement. Site lies above the edge of the existing settlement and is very visible from various public viewpoints. Development of the site would result in coalescence of Abernethy with Glenfoot. | GIS | - | Due to the topography of the site developing up the slope would make any development very prominent from the surrounding area. There is no real natural screening to mitigate any negative landscape impact. | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not within greenbelt designation. | GIS | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the | Material Assets and Human | No. | GIS | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | waste handling operation? | Health | | | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Glenfoot archaeological asset contained within the site. Various other assets close to the site boundary. | GIS | - | Archaeological survey required to determine extent of further archaeological assets within site. Archaeological Impact Assessment required to demonstrate the impact on the Glenfoot asset, and what mitigation measures, if any, are required. Sensitive site design and layout to avoid any significant impact on existing archaeological assets. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with | No opportunities identified. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

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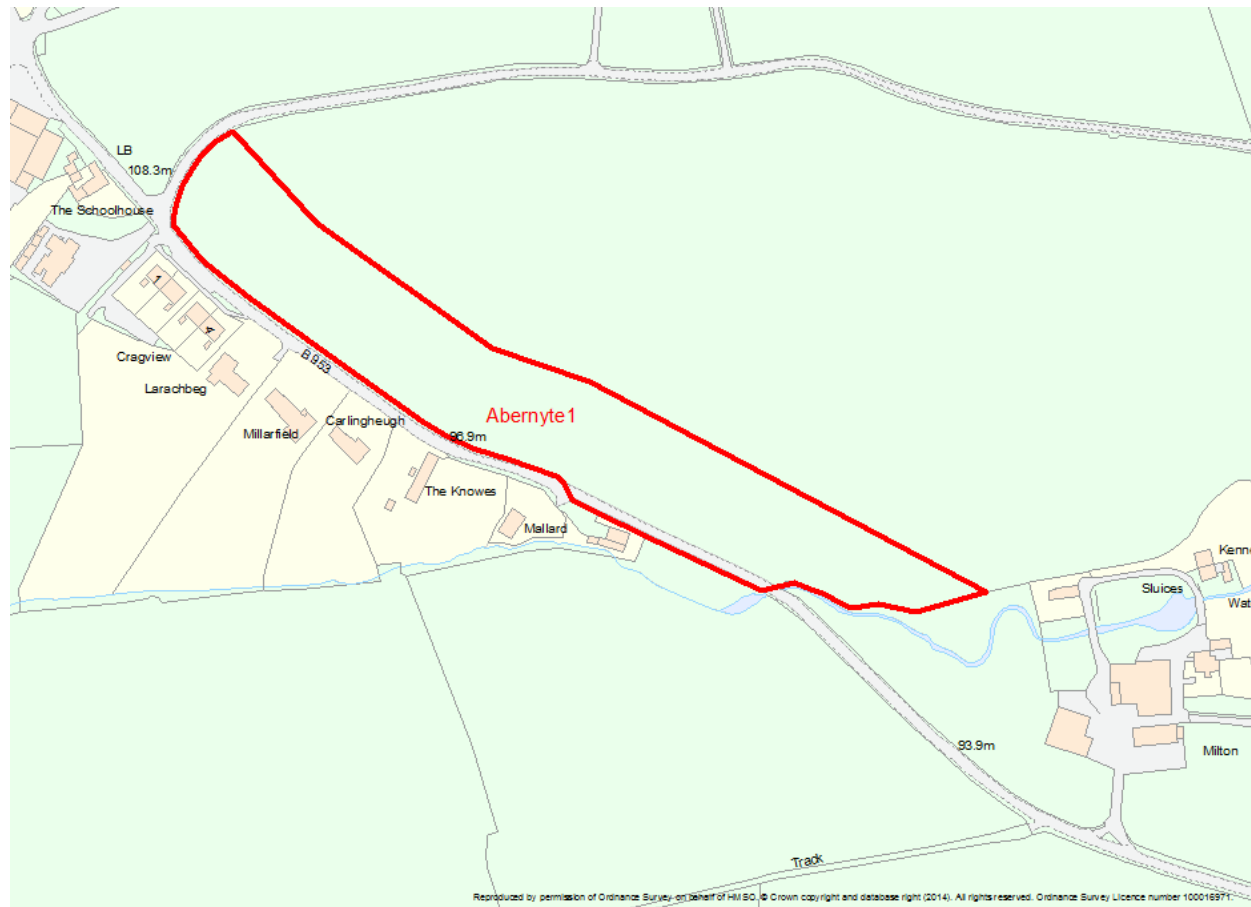
| | | | | |
|------------------------|----------|---------|----------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

ABERNYTE

| | | | |
|---|--|---|--|
| Site Name: Abernyte1 | Source of site suggestion: DM Hall Baird Lumsden Surveyors on behalf of the landowners Mr and Mrs Sand | | Site History/Previous planning applications, existing local plan policies and proposals: There is no settlement map for Abernyte in the existing LDP. |
| Settlement: Abernyte | GIS Site Ref: Abernyte1 MIR Site Ref: Pre-MIR Site Ref: Abernyte1 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: 326119 731021 | Site Size (ha): 2.1 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). B953 and residential development to the south. Development could make the most of south facing aspect but would be uncontained to the north being part of an open field. It would be linear roadside development on the southside of the B953, this side of the road is currently undeveloped at the southern end of the village; whilst the north side of the village has development is on both sides of the road. Development of this site would close the gap between the village and Milton Farm to the east and be bounded here by the Abernyte burn. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments: LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. Abernyte is not identified as a settlement in the current LDP as it is considered that the most appropriate level of development would be limited to that permitted under the Council's Housing in the Countryside policy. The southern part of the site is affected by flood risk and this level of development would have an impact on the character of Abernyte whilst development would be visually uncontained to the north (as part of an open field). | |

| | | | |
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| | | The site also lies within a waste water drainage hotspot so there is likely to be an issue with application of policy EP3B with regard to foul drainage and ensuring no adverse impact. | |
|--|--|---|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>This lies within a SEPA waste water drainage hotspot which indicates existing water environment issues.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date.</p> | GIS | -- | <p>Drainage Impact Assessment required to assess potential risk of flooding/drainage requirements and to identify potential mitigation measures.</p> <p>Policies EP2 & EP3 would apply but there may be difficulty in meeting EP3B and ensuring no adverse impact.</p> <p>Requirement for approved SUDS to be implemented.</p> | - |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The southern edge of the site lies within a SEPA 1 in 200 year risk of river flooding. | GIS | - | Requirement for DIA and FRA and for this to inform the developable areas of the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. | GIS | 0 | Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that to add to the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | biodiversity value of the area. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No loss of habitat connectivity or wildlife corridors. | GIS | 0 | Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that to add to the biodiversity value of the area. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Site on agricultural land adjacent to settlement. No significant negative air quality impact identified. | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The settlement is served by Abernyte Primary School which is currently running at 30% capacity. Development could help support the low school roll. | GIS | + | | + |
| | To what extent will the proposal | Popl and | No | GIS | 0 | Application of Policy CF1B | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | human health or material assets | | | | ensures appropriate provision of informal and formal open space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops, mineral soil no peat present. | GIS | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site contains non-prime Class 3.2 agricultural land. | GIS | - | | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | yes | CFS form | + | | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site has open southerly aspect so solar gain should be significant, and there may be some shelter from development to the south. | GIS, CFS form | + | Design & layout to ensure solar gain. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority | GIS | 0 | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The majority of the site within 400 metres of various bus stops. However there are limited services available in Abernhyte therefore there is a requirement to travel elsewhere for various other services. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS/OS Map | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | It could help support the school roll. | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on site. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|--|---------------------------|
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Whole site is contained within Sidlaw Hills Special Landscape Area (SLA). This level of development would have an impact on the character of Abernyte. Also development would be uncontained to the north. | GIS | - | Policy ER6 would apply. | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? | Landscape | Due to its size it was not considered in the Tyldesley Associates (2001). Perth Landscape Capacity Study. This level of development would have an impact on the character of Abernyte. Also development would be uncontained to the north. | GIS | - | | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not within greenbelt designation. | GIS | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS | 0 | | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | depending on neighboring uses | | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

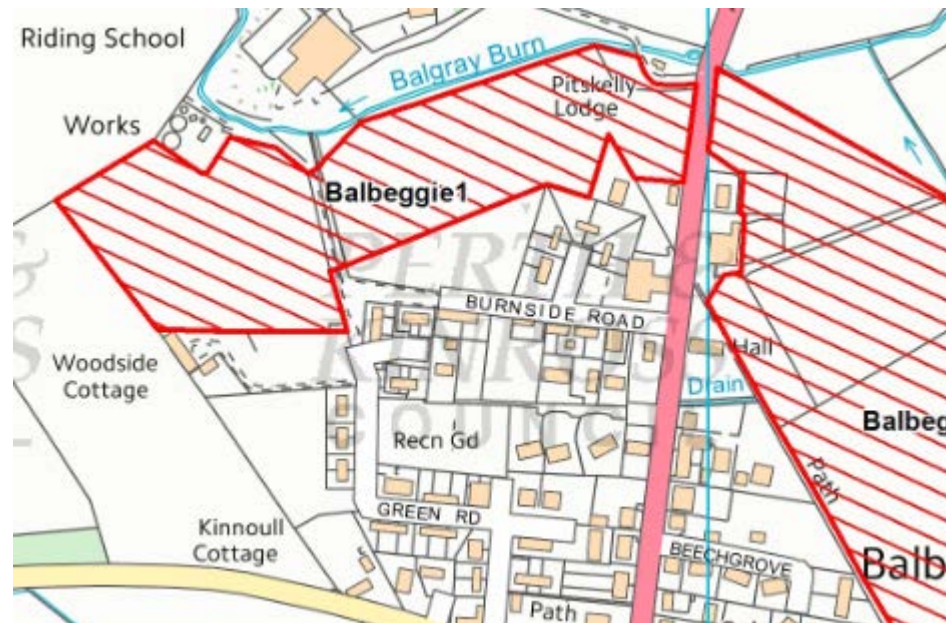
| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

BALBEGGIE

| | | | |
|---|--|---|--|
| Site Name: Land between Burnside Road and Pitskelly House | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: White land adjacent to the settlement boundary. No applications |
| Settlement: Balbeggie | GIS Site Ref: Balbeggie1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 4.3 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping site away from the A94. Residential to the south, Balgray Burn runs along the northern boundary and Pitskelly House beyond. Balbeggie Waste Water Treatment Works to the north west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural fields | Proposed Use: Housing | Initial Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However Balbeggie already has an allocated site (H13) to the south for 100 units and a further significant expansion to the north is likely to have a detrimental impact on the village. Furthermore, there is no shortage of supply in the Perth HMA. | |

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

Location Plan



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Insert Photographs if available

No photos from site visit

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Balgray Burn runs along the northern edge of the site.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Northern boundary at medium probability risk of river flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the Balgray burn to the north of the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Number of recorded sightings of otter along the Balgray Burn to the north of the site. Within the River Tay Catchment. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Need to survey mature woodland areas on the northern boundary of the site; ornithological survey; mammal survey; otters and woodland survey. Conservation of existing trees to the north of the site, the burn and its banks and wider biodiversity. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest. Landscaping on the northern edge of the site could also reinforce the biodiversity and landscape value of the burn. Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the northern edge of the site. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | <p>Balgray Burn to the north adjacent to the site.</p> <p>Trees along the burn to the north and along part of the southern boundary. Small group of trees in the north west.</p> <p>Site is currently open fields. The highest value for habitat and biodiversity currently is likely to be the burn and tree belt on the northern boundary and there is the potential to enhance this further and create connections to this area through the site.</p> | GIS aerial map/OS map/site visit | - | 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Balbeggie Primary school which does not have sufficient capacity (at 89%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Currently agricultural land. Core path runs adjacent to the eastern boundary and close to the northern and southern boundaries. Core path also crosses the site nearer the western boundary and this would need to be retained in any development proposal. Short distance from play park. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path through the site should be protected. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Majority of the site is category 3.1 No loss of peatland. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Within 5 years (up to 2023) – site | Check CFS | ++ | n/a | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | the LDP timeframe? | assets | owned / controlled by single developer | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Western facing | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access from A94 within 30mph limits | | | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is located on the A94 Perth to Coupar Angus road which has good public transport links via existing bus services. Site is within walking distance of the village centre. The site is within the 400m buffer of a bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | Not within any consultation zone | GIS layers for pylons, gas pipelines, | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---------------------------------------|---|--------------------------|--|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | <p>scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic | Landscape | No designated sites will be affected. | GIS layers for NSA, and SLA | n/a | n/a | n/a |

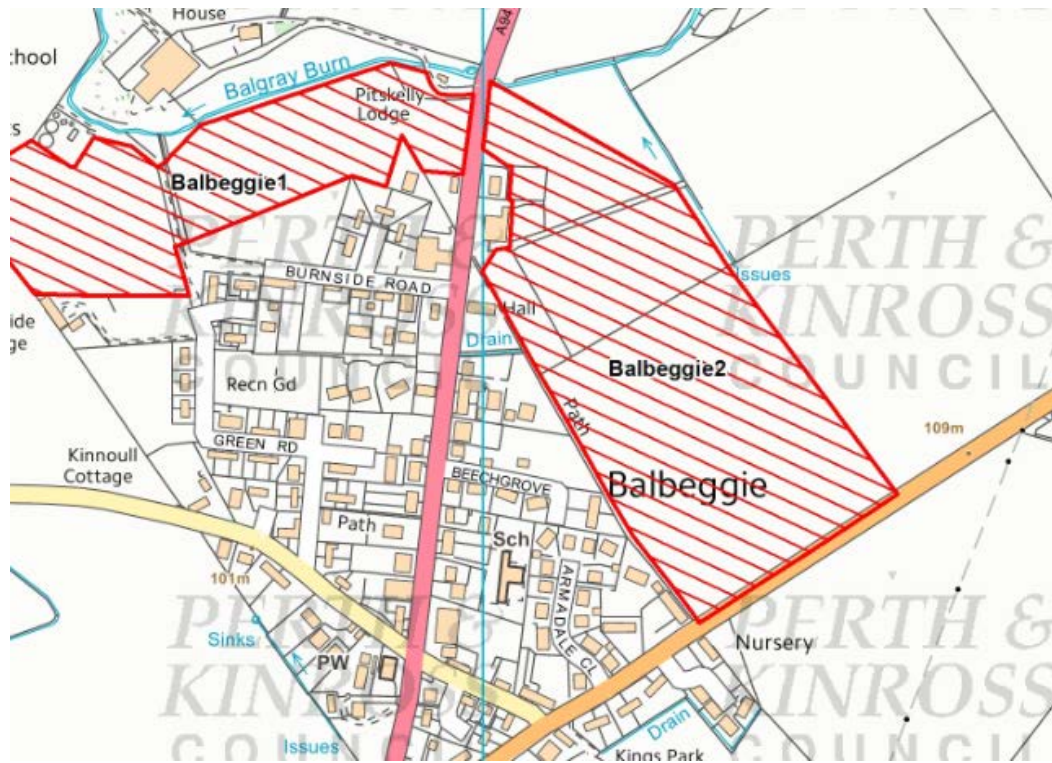
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| | Areas, and local landscape designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Views into the site from a short section of the A94 and Burnside Road. Tree belt north of the site alongside the Balgray Burn will shield from view some of the development from the A94 travelling south. Housing that is visible will be partly against a backdrop of the existing village. Development could provide an opportunity to provide a stronger settlement edge north of Burnside Road. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the strengthening of the tree belt along the northern side to create a new natural settlement edge. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No assets within site itself but is a short distance from the St Martin's / Deer Park archaeological site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | n/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential would be compatible with the existing residential areas to the south. Water treatment works in the north western corner? | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known other than potential flood risk. | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|--|---|---|
| Site Name: Land at Eastern Balbeggie | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: White land adjacent to the settlement boundary. Site was submitted last time but was not included in the MIR. No applications |
| Settlement: Balbeggie | GIS Site Ref: Balbeggie2 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 6 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is undulating and broadly flat with a linear dip through its centre from north to south. Bounded by residential to the west, the B953 to the south and agriculture to the east and north. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing | Initial Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However Balbeggie already has an allocated site (H13) to the south for 100 units and a further significant expansion to the north is likely to have a detrimental impact on the village. Furthermore, there is no shortage of supply in the Perth HMA. | |

Location Plan



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Insert Photographs if available

No photos from site visit

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Balgray Burn runs adjacent to a very short section of the northern boundary. The site contains a culverted watercourse.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Medium probability of river flooding from the Balgray Burn which affects the northernmost tip of the site.</p> <p>A very small area of medium probability of surface flood risk on the eastern boundary and a very small area at high probability on the</p> | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding, in particular from the Balgray burn to the north of the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | western boundary. | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Recorded sightings of otter along the Balgray Burn to the north west of the site. Within the River Tay Catchment. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Need to survey watercourse to the north for otters. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest. Landscaping on the northern edge of the site could also reinforce the biodiversity and landscape value of the burn. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Balgray Burn to the north adjacent to the site. Tree belt divides the northern part of the site from the southern section. Also a tree belt along parts of the existing settlement edge. Site is currently open fields. The | GIS aerial map/OS map/site visit | - | 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, | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | highest value for habitat and biodiversity currently is likely to be along the tree belt and road verge. | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Balbeggie Primary school which does not have sufficient capacity (at 89%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Currently agricultural land. Core path BURR/7 runs along the western boundary and is a maintained path. Area of open space adjacent to the fall on the western boundary. Short distance from play park. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | space allocations | | The core path running along the western boundary should be protected. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Majority of the site is class 3.1 No loss of peatland. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) – site owned / controlled by single developer | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Generally south facing. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | | | measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Can be accessed by the A94 or B953 or a combination of the two. No known capacity issues at present. | | | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is located on the A94 Perth to Coupar Angus road which has good public transport links via existing bus services. Site is within walking distance of the village centre. The site is within the 400m buffer of a bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Site is within 475m of the Shell pipeline and is within the pipeline consultation zone. The south eastern corner is also within the BP consultation zone. Pylons will affect at least part of the site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and | -- | Consultation at planning application stage? | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | <p>safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The Sidlaw Hills Special Landscape Area is adjacent to the southern boundary of the site. | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes and Supplementary Guidance, in particular ensuring high quality design of new developments in this landscape. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>Site will be highly visible from the approaches roads to the village; the A94 to the north and the B953 to the south although it is relatively hard to see from within the village.</p> <p>There is already a well-defined settlement edge which is also a core path.</p> <p>Site is a peripheral farm field and could be an add-on to the existing village although it would have no direct access to the village centre and would probably only be accessed via roads that lead from outside the existing village.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the creation of a new robust settlement edge.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

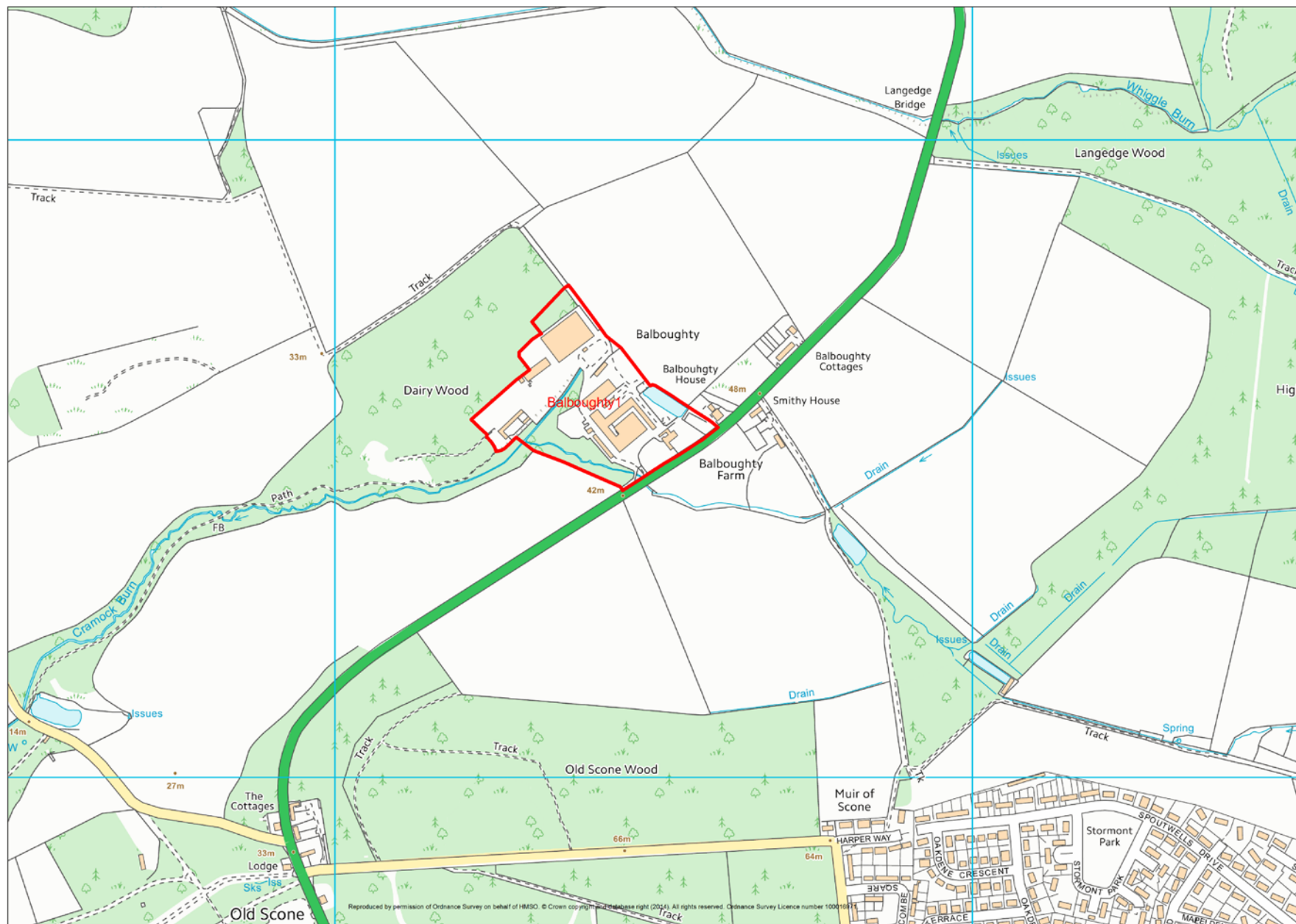
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | n/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with the existing residential to the west. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Pipeline consultation zones | Check CFS form | 0 | n/a | 0 |

BALBOUGHTY

| | | | |
|--|---|--|--|
| Site Name: Balboughty 1 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: Change of use in 2006 |
| Settlement: Kinfauns | GIS Site Ref: Balboughty 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 5.7 | Within a TAYplan preferred Settlement, if so which settlement tier? | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Steading site |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Steading site, brownfield | Proposed Use: Housing | Initial Officer Comments: Site is a set of buildings for Balboughty farm. Woodland on the site. Adjacent to agricultural land. Pond present on site. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|--|--|------------------------------------|---|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No | GIS | 0 | | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | GIS | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk | GIS | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Woodland within site which could have adverse impact on biodiversity if damaged. | GIS | - | Require maintaining and enhancement of woodland features to ensure no damage to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|---------------------------------------|---|--|------------------------------------|---|-------------------------------------|
| | | | | | | biodiversity. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No impact | GIS | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No real impact on air quality as site outwith urban area. Site is close to dual carriage way however. | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see | | Robert Douglas Memorial primary school is at capacity. Currently at 117% | | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|--|--|------------------------------------|---|-------------------------------------|
| | notes) | | | | | | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No access to open space although surrounded by farm land. Access to core path. Core path 260m from site. | GIS | + | Enhancement and creation of access to open space. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield | | ++ | Steading conversion that could use materials already on site | ++ |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Possible contamination from agricultural activities. | | - | Work to ensure no contamination | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unkown | Check CFS form | ? | | ? |
| | Site aspect – does the site make best use of solar | Climatic factors | Site well sheltered by existing tree belt and setting is a steading. South facing so | | ++ | Design to take advantage of solar gain and tree shelter | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|--|--|------------------------------------|---|-------------------------------------|
| | gain? Is the site protected from prevailing winds? | | could use solar gain. | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Adjacent to road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site outwith the 400m bus stop buffer. | | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None | | N/A | | N/A |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No outwith tiered settlement. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | Yes, farm building that could be converted. | | ++ | Reuse of existing materials | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|--|--|------------------------------------|--|-------------------------------------|
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | None | | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Already setting for buildings so appropriate in terms of buildings. | | + | Reuse of existing building heights and plots/materials should allow for sympathetic development | ++ |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Within greenbelt. | | -- | | -- |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|---|--|------------------------------------|--|-------------------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area at Scone. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Within designed landscape. Farm steading is B listed. | | - | Careful design and ensuring integrity of listed building is maintained and enhanced. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Potential to create sympathetic design that enhances listed buildings and designed landscape setting. | | ++ | | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on | No | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|---------------------------------------|---------|--|------------------------------------|---|-------------------------------------|
| | | neighboring uses | | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | + | | + |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|--|---|
| Site Name: Balindean 1 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications |
| Settlement: Ballindean | GIS Site Ref: Balindean 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 10.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing | Initial Officer Comments: Agricultural land | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|---|--|------------------------------------|---|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No | | 0 | | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk | | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Woodland adjacent to site which could have impact on habitat if removed. | | - | Policy NE3 Biodiversity. Policy EP3B Setback development from | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|---|---------------------------------------|---|--|------------------------------------|---|-------------------------------------|
| | | | | | | watercourse and existing woodland. However post development issues with trees could remain. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland adjacent to site which could have impact on habitat if removed. | | - | Policy NE3 Biodiversity. Policy EP3B Setback development from watercourse and existing woodland. However post development issues with trees could remain. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead | Air | No real impact on air quality as site outwith urban area. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|--|---|--|------------------------------------|---|-------------------------------------|
| | to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Inchtute primary school is close to capacity running at 81%. | | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No access to open space although surrounded by farm land. Access to core path. Core path 65m from site. | | + | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield mineral soil with occasional peat | | - | Reuse soils locally | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---------------------------------------|--|------------------------------------|--|-------------------------------------|
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None | | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unknown | Check CFS form | ? | | ? |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing site but quite exposed. | | + | Design would need to take advantage of solar gain and shelter from landscaping. | ++ |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Adjacent to road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer. | | ++ | | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines | Material Assets and Population and Human Health | None | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|--|--|------------------------------------|---|-------------------------------------|
| | etc. | | | | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No outwith tiered settlement. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within Sidlaw Hills SLA pre-adopted 2015. | | - | | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Within building group and each small section a potential logical expansion but as one site far too large for the area. | | -- | Site would need to be broken down into much smaller infills. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|-------------------------------|--|------------------------------------|---|-------------------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling at Inchtute. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology adjacent to site. | | - | Archaeology survey would be required. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|--|--|--|------------------------------------|---|-------------------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Archaeological survey required and acknowledged through design of site. | | + | | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | + | | + |

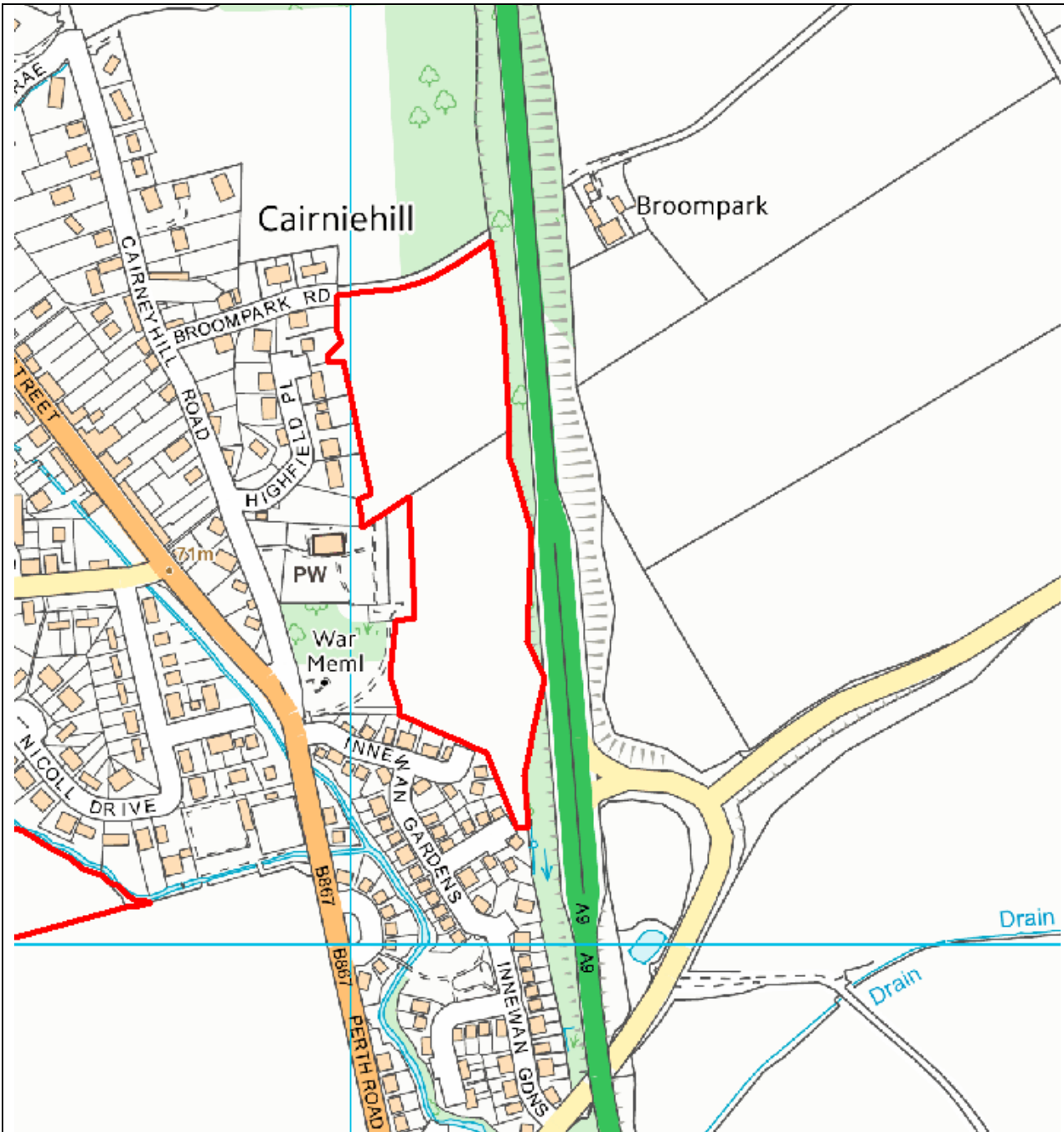
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

BANKFOOT

| | | | |
|---|---|---|--|
| Site Name: Land at Highfield Place/Church Field | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications Assessed through previous plan (MIR ref 141) but was not carried forward as it wasn't considered compatible with the preferred spatial strategy. |
| Settlement: Bankfoot | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Bankfoot 1 | Outside or adjacent to a settlement boundary? Adjacent to the settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 3.6ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Sloped site on the edge of A9 and eastern boundary of settlement. Tree belt to the north of the site. Access to the site is a potential issue. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Two arable fields currently in temporary grass | Proposed Use: Housing | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. Access to this site could be an issue. | |

Insert Location Plan



Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No water courses within or adjacent to the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | This site is unlikely to impact on the water environment as there are no watercourse within or adjacent to the site. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small area of medium probability surface water flooding in southern end of the site. | Check all the GIS Layers for flood risk | - | Development should avoid areas at risk of flooding. A Drainage Impact Assessment should be required for this site to ensure no negative impact with regards to flooding. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>This site is within 2km of the River Tay SAC.</p> <p>Hedgehogs have been identified in the north eastern corner of the site.</p> | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | <p>The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.</p> <p>Application of policy NE3 Biodiversity will ensure the protection of hedgehogs.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Small area of woodland on the northern edge of the site. | GIS aerial map/OS map/site visit | 0 | There is unlikely to be an impact on any surrounding habitats as the land is currently used for agricultural and so unlikely to provide much in the way of habitats. However careful consideration of design and planting could help create | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | | | new habitats within this development enhancing the environment. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within the Auchtergaven primary school catchment which does not have any additional capacity. The site does not aim to provide additional community facilities. | GIS Layers for school catchments | -- | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No core paths or adopted green space within or adjacent to the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Development on this site could link into and expand existing core path network. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment land will be provided within this site. | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | N/A | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | A small area on the eastern edge of the site is category 2 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Development should where possible avoid areas of prime agricultural land. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes – within 5 years of adoption of the Local Development Plan. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that a masterplan would be developed to ensure that the layout makes best use of solar gain. The submission goes on to suggest that the site is not known to be exposed to prevailing winds. Part of the site is south facing and there is a real opportunity to use eco | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | building methods to take advantage of solar gain. | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Potential access from Highfield Road, However this is a very steep, narrow road. | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | - |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is within 400m of the nearest bus stop and local facilities within the village of Bankfoot. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | The development of this site should ensure it provided links to sustainable travel methods where possible. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on this site. N/A | GIS aerial map/site visit | N/A | | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No landscape designations within or surrounding the site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development on this site would be very visible due to the elevation which could have a negative impact. | Check existing LDP GIS layer wild land | - | Screening could help mitigate this but it is unlikely to reduce the impact. | - |

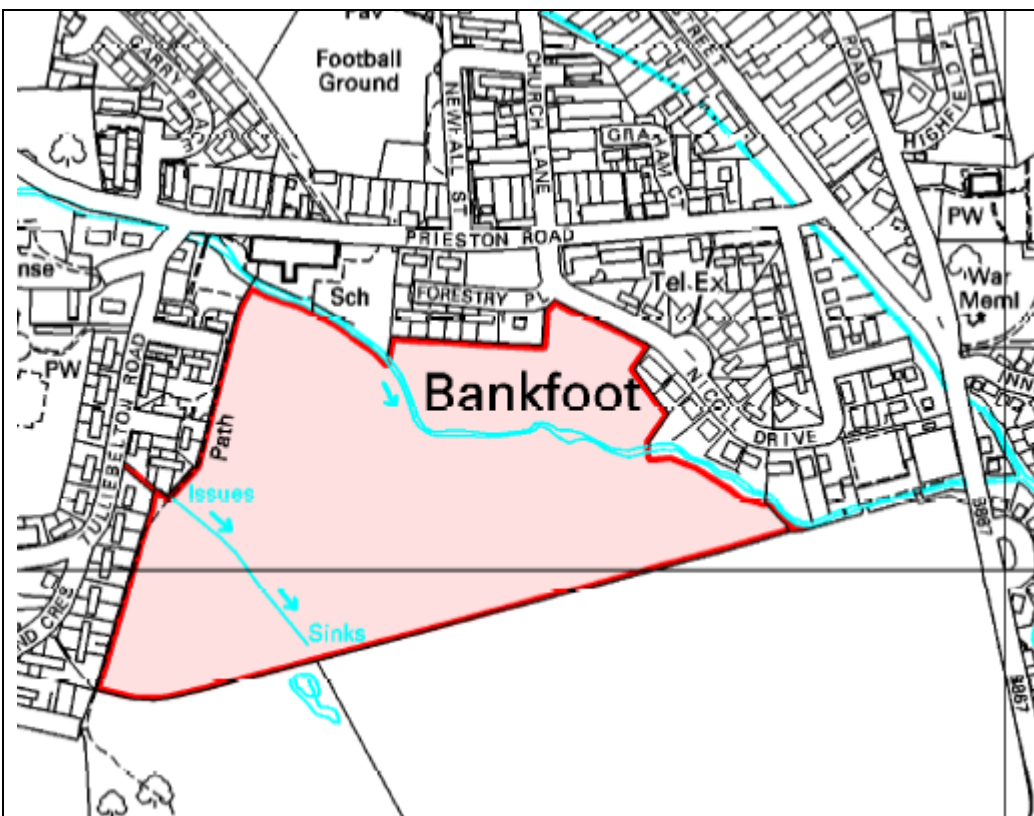
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--------------------------------|---|--------------------------|--|---------------------------|
| | | | | Check the landscape impact using capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No – Not within the Greenbelt. | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no cultural heritage assets within the site however there is an archaeological asset and listed building adjacent to the western boundary. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Development of this site could increase access to the listed buildings and archaeological assets however, it must be carefully designed to ensure it does not detract from the setting. | | 0 | It is possible that if there is no adverse impact on cultural assets development of this site could help enhance access to the assets identified within the site. However further study would be needed to establish whether or not this is a possibility | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The surrounding uses are mainly residential so the proposed use (also residential) would be considered compatible. | OS map and site visit | + | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known significant constraints. | Check CFS form | + | | + |

| | | | |
|--|--|--|---|
| Site Name: Land adjacent to Bankfoot | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications This site formed part of a submission to the last LDP (MIR ref 143). It was suggested as an alternative at MIR stage but it was not taken forward in the proposed plan. |
| Settlement: Bankfoot | GIS Site Ref: MIR Site Ref: Bankfoot 2 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent to the settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 9.28ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a flat site on the southern edge of the settlement. It is surrounded on three sides by residential uses with access off Nicoll Drive. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential use and public open space, assist with flood mitigation and work with neighbouring landowner to put in place a sustainable solution to flood risk at south of Bankfoot village. | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | The Garry Burn runs through this site. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS Development should be set back from watercourses including the two ponds just outwith the site to ensure there is not negative impact. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The majority of the northeastern half of the site is covered by SEPA medium probability river flooding. It is proposed that the developer could assist with flood mitigation and work with neighbouring landowner to put in place a sustainable solution to | Check all the GIS Layers for flood risk | -- | Development should avoid areas at risk of flooding. A Flood Risk Assessment should be required for this site to ensure no negative impact with regards to flooding. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | flood risk at south of Bankfoot village. | | | Where possible development of the site should reduce the potential for flooding elsewhere. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The Garry Burn is part of the River Tay SAC.</p> <p>No protected species recorded on this site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | There is no woodland within the site but an area of ancient woodland to the southern boundary of the site. | GIS aerial map/OS map/site visit | - | Careful consideration of design and planting could help create new habitats within this | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | habitat fragmentation or greater connectivity? | | Garry Burn runs through the site. | | | development, connecting to existing woodland on the edge of the site, enhancing the environment. There should be no culverting, and where possible restoration of watercourses that have been previously diverted (EP3D) should be considered. Development should be well set back from watercourses | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within the Auchtergaven primary school catchment which does not have any additional capacity. There are existing community facilities within Bankfoot; this site does not aim to provide community faculties. | GIS Layers for school catchments | -- | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | <p>A core path runs along the western edge and partly within the site boundary. There is also an area of greenspace to the north of the site.</p> <p>It is expected that this site will provide further open space for the community.</p> | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | <p>Development on this site should link into and expand existing core path network.</p> <p>Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals.</p> | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment land will be provided within this site. | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The south eastern half of the site is an area of category 2 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Development should where possible avoid areas of prime agricultural land. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Yes within 5-10 years of adoption of | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | the LDP timeframe? | assets | the local Development plan. | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that a Masterplan would be developed to ensure that the layout makes best use of solar gain and that the site is not known to be exposed to prevailing winds. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site could be accessed from Nicoll Drive. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is within 400m of the nearest bus stop and local facilities within the village of Bankfoot. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | The development of this site should ensure it provided links to sustainable travel methods where possible. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | N/A | GIS layers for pylons, gas pipelines, scottish gas networks network rail | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on this site. N/A | GIS aerial map/site visit | N/A | Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | No landscape designations within or surrounding the site. | GIS layers for NSA, and SLA | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|---|---------------------------|
| | designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | This site is surrounded on three side by residential uses and could fit within the existing townscape of the area. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | + | Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No – Not within the Greenbelt. | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritage assets within or adjacent to the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/A | | N/A | Requirement for any positive enhancements, access to features, interpretation etc | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|---|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The surrounding uses are mainly residential so the proposed use (also residential) would be considered compatible. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Flooding is known constrain on this site. | Check CFS form | -- | Development of flood defences/prevention measures could reduce this impact. | - |

| | | | |
|--|---|--|---|
| Site Name: Land off Dunkeld Road, Bankfoot | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Previous planning application (in principle) for western edge of site – 12/10868/IPL |
| Settlement: Bankfoot | GIS Site Ref: MIR Site Ref: Bankfoot 3 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent to the settlement boundary. | This site formed part of a submission to the last LDP (MIR ref 143). It was suggested as an alternative at MIR stage but it was not taken forward in the proposed plan. |
| OS Grid Ref: | Site Size (ha): 2.8ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a steeply sloping site to the north of the village of Bankfoot. It lies adjacent to the northern boundary of the settlement with areas of woodland on both the eastern and western edges of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No watercourses within or immediately adjacent to the site. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | 0 | This site is unlikely to impact on the water environment as there are no watercourse within or adjacent to the site. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The site does not appear to be at risk of flooding (SEPA maps). | Check all the GIS Layers for flood risk | 0 | SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | | | help reduce the village's vulnerability in terms of flooding. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>This site is within 2km of the River Tay SAC.</p> <p>No protected species recorded within the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Both the eastern and western edges of the site and covered in woodland. | GIS aerial map/OS map/site visit | - | Woodland should be retained in line with Scottish Government Control of Woodland Removal policy and new planting should be secured in line with the Perth and Kinross Forestry and | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | <p>Strategy.</p> <p>In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity.</p> <p>Development on this site should consider this and any opportunities to create or connect habitats should be considered.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>The site is within the Auchtergaven primary school catchment which does not have any additional capacity.</p> <p>The site does not aim to provide additional community facilities.</p> | GIS Layers for school catchments | -- | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however the school site has limited capacity for future extension which may be required to support future development. | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|---|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | A core path runs along the eastern boundary of the site. No adopted green space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. As well as this development on this site could like into the existing core path network. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment land will be provided within this site. | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no a carbon rich soil or prime agricultural land within the site. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Yes – within 5 years of adoption of | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | the LDP timeframe? | assets | the Local Development Plan. | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that the site is protected from prevailing winds and could make best sue of solar gain. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access could potentially be taken off main street. | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is within 400m of the nearest bus stop and local facilities within the village of Bankfoot. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | The development of this site should ensure it provided links to sustainable travel methods where possible. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on this site. N/A | GIS aerial map/site visit | N/A | Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | No landscape designations within or surrounding the site. | GIS layers for NSA, and SLA | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|--|---------------------------|
| | designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | This site could be quite prominent due to the slope of the site. However the existing woodland could help screen the development. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No – Not within the Greenbelt. | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | N/A | | N/A |

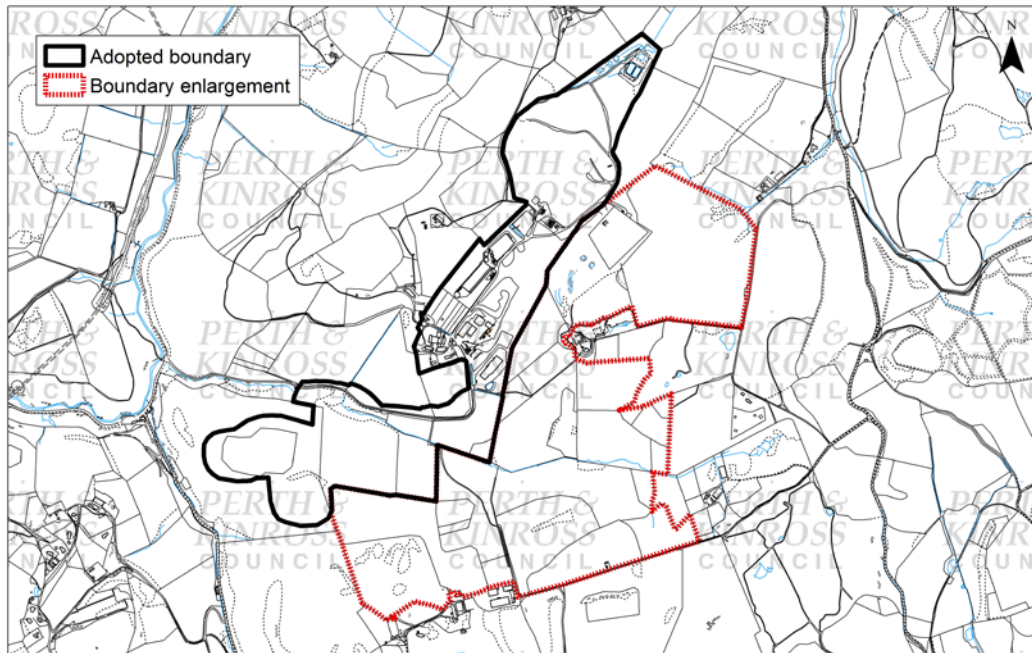
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritage assets within or adjacent to the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | + |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/A | | N/A | Requirement for any positive enhancements, access to features, interpretation etc | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The surrounding uses are mainly residential so the proposed use (also residential) would be considered compatible. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints. | Check CFS form | + | | + |

BINN

| | | | |
|--|---|---|---|
| Site Name: Binn Eco Park | Source of site suggestion: All landowners/interested parties identified/aware? | Binn Group (Land owner) | Site History/Previous planning applications, existing local plan policies and proposals: Existing waste management site with landfill (now closed); integrated waste management, recycling and recovery; and recent planning permission for horticultural development. LDP policy EP9 protects existing waste management sites identified in the plan, and encourages the development of new waste management infrastructure. |
| Settlement: Binn Farm | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Expansion area would be outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): Current area 84 ha Expansion area proposed 125 ha Total 209 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is relatively remote and is accessed by a private road. The expansion area adjoins the existing waste management site and is currently in agricultural use with a handful of farm buildings and cottages. The site is relatively high up and exposed in places and there is a telecoms mast at the highest point. In landscape terms, the landfill and existing waste management infrastructure are situated in an elevated bowl. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Existing waste management site, with expansion site currently in agricultural use. | Proposed Use: Eco Innovation Park including waste management, recycling and recovery; horticultural food production; renewable energy; clean technology businesses; environmental education and training; and advanced sustainable drainage systems | Initial Officer Comments | |

Insert Location Plan



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1:10,000 0 0.175 0.35 0.7 Miles

Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The site contains a number of streams and burns. The site is in agricultural use however with more intensive horticulture use proposed, there is potential for an elevated amount of nutrients from fertiliser and soil treatments to migrate to watercourses unless mitigation is applied.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Not in a wastewater drainage hotspot</p> <p>There are no wetlands or boggy areas on site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | -- | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Very small pockets of the site are identified as being at medium risk of surface water flooding | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | <p>The proposal would not lead to the designation of a new AQMA</p> <p>With any energy generation proposal there could be emissions however these could be offset by recovery of waste gases, which may be further used in the generation of energy</p> <p>There is likely to be a large surplus of heat generated by the proposal, which is earmarked for use in the horticultural element, however a heat surplus may remain</p> | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No community facilities are proposed. No housing is proposed | GIS Layers for school catchments | n/a | n/a | n/a |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Being farmland, the site is not generally open for public access and there are no core paths or rights of way across the site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Proposal could link to existing path network | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | It is expected that the number of people employed at the site will increase and the site is designed to | Check CFS form | ++ | Significant increase in the amount of employment land | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | provide an attractive location for complementary businesses to locate | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield, although the proposal includes mainly horticultural uses at the site | GIS aerial map/site visit | 0 | n/a | 0 |
| | Are there any contaminated land/soils issues on the site? (see notes) | Material Assets and Soils | <p>There is a large landfill site (now closed) immediately adjacent to the north west of the site</p> <p>There are no peat rich soils at the site</p> <p>There is no prime agricultural land at the site</p> | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Application of suitable environmental protection policies | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The site owner asserts that the proposal can be delivered in phases over the lifetime of the plan | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is in an elevated position and is exposed to the prevailing wind. It has a generally open aspect and would benefit considerably from solar gain. | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | There is a private access track in the control of the site owner leading to the site, which was constructed to facilitate access to the landfill site by | | + | Access road would need to be maintained to the satisfaction of the Council as roads | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | accommodating traffic generated? | factors? | HGVs. The landfill site is now closed and there is capacity on this track for agricultural traffic. | | | authority | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The nearest bus service is available at the stops outside the Bein Inn, which is some considerable distance to the south of the site. It is not easily accessible by public transport, nor could it be made so. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | n/a | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not within any HSE consultation zone and has no other site servicing constraints There are gas pipelines in the area west of the site, through the Glenfarg settlement. The site is well outside the relevant consultation zones. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Although not listed, there is a handful of farm buildings and cottages at the site that could be reused | GIS aerial map/site visit | - | Could seek their reuse if appropriate, considering their suitability and contribution to the built heritage | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Although not in a NSA or RSA, the site is in the Ochil Hills SLA | GIS layers for NSA, and SLA | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outwith but immediately adjacent to the Binn Eco Park existing settlement boundary. The proposal would have an adverse effect on the character of the landscape in that area because it | Check existing LDP GIS layer wild land Check the | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance | - |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site is affected in isolated places by archaeological features. None are scheduled however it is likely that undiscovered archaeological artefacts lie nearby. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | <i>None</i> | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is highly complementary to the only neighbouring uses, which are the existing waste management site at Binn; and agricultural uses | OS map and site visit | n/a | n/a | n/a |
| | Are there any known constraints to development e.g. ownership, | Material | <i>None</i> | Check CFS | 0 | n/a | 0 |

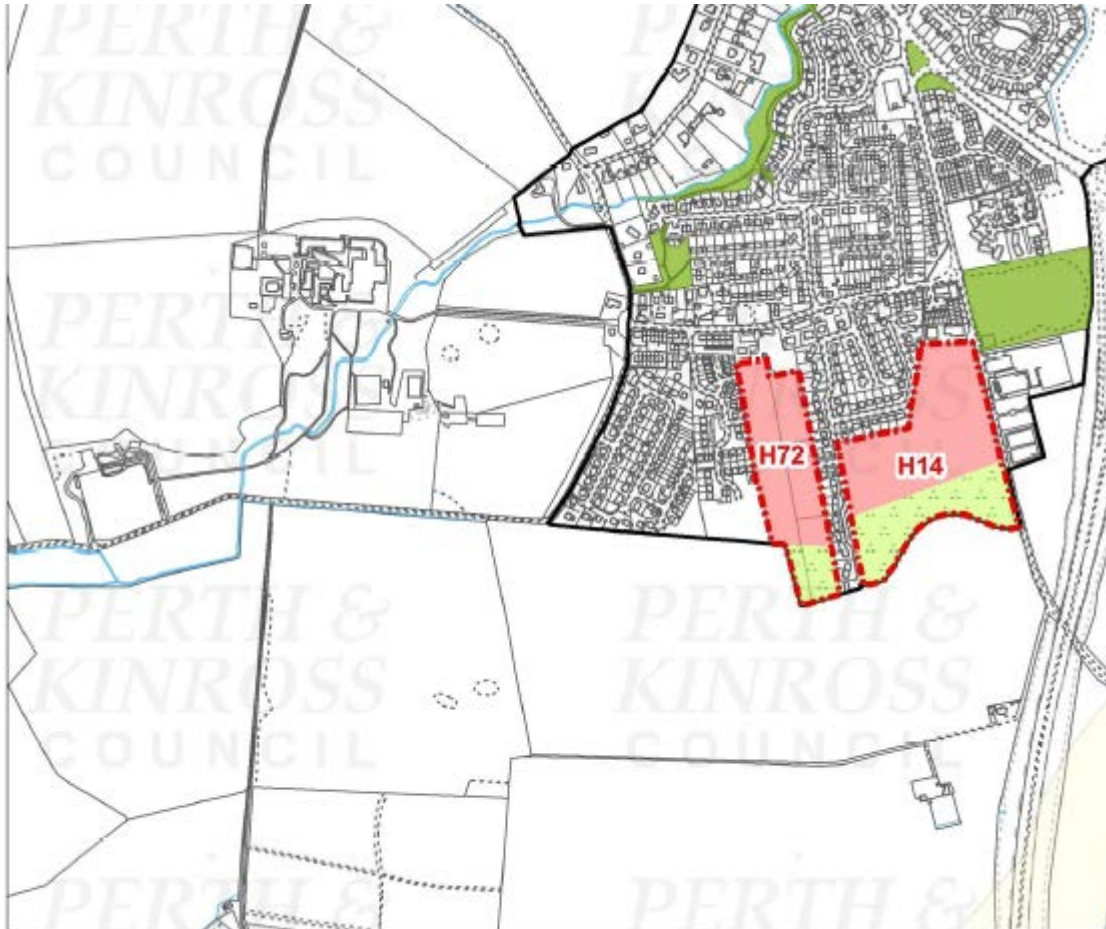
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | | form | | | |

BRIDGE OF EARN

| | | | |
|--|--|--|---|
| Site Name: Bridge of Earn H72 | Source of site suggestion: Existing LDP site | | Site History/Previous planning applications, existing local plan policies and proposals: Already located inside the settlement boundary, this windfall site was considered for a specific housing allocation through the LDP examination. The outcome of which was to recommend that the site be allocated for housing (70 units). No planning application has been received yet, however the owner has submitted a PAN in May 2015. A previous planning application for 107 units was submitted in 2009 but withdrawn in 2001 (99/00837/FUL) |
| Settlement: Bridge of Earn | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | |
| OS Grid Ref: | Site Size (ha): 2.9 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies within the grounds of the A listed Kilgraston School within the B listed entrance gate and walls, and adjacent to the B listed Kilgraston lodge at the entrance. There are mature trees which border the site along the eastern boundary with the village, along the entrance road to the school, along the edge of the burn to the north, and also along the field boundary to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Housing. | Initial Officer Comments: The LDP allocates this site for housing and there are site specific developer requirements associated with its | |

| | | | |
|---|--|----------------------|--|
| Currently in agricultural use as crop and grazing land | | proposed development | |
|---|--|----------------------|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. There are no watercourses or boggy/wetland areas within the site. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|---|---------------------------|
| | | | | | | | |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is no risk of flooding from surface water or from rivers on the site although there are isolated areas in the vicinity that are at risk from surface water flooding. | Check all the GIS Layers for flood risk | 0 | Apply policy EP2 to ensure flood risk assessment is assessed | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no designated sites to impact however there is scrub planting and a handful of trees at the site.</p> <p>Protected species (Hedgehog) identified at a nearby site to the east.</p> <p>It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | -- | <p>Policy NE3 Biodiversity.</p> <p>Policy EP3B</p> <p>Set back development from existing trees where possible</p> | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are a handful of mature trees at the site. The site is on the periphery of the settlement and is bounded on its southern edge by open countryside | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining trees and securing new planting Set back development from existing trees. | - |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and | | It lies within the catchment for Oudenarde primary school which is | GIS Layers for school | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|---|---------------------------|
| | infrastructure (see notes) | | running at 22% capacity and there is sufficient capacity to cope with demands. | catchments | | | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It would not affect any formal open space but it would remove an open infill area in the settlement boundary. There are no core paths or rights of way within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soil here but part of the site is prime agricultural land (category 2) which is not being used. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Reuse soils locally | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, indicated so on the CFS form submitted | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site offers opportunity for south facing development and infills an area in the settlement boundary. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design of buildings to take account of solar orientation. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site has frontage to Kintillo Road, which is a main road in the settlement | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site does not lie within easy active travel distance of the main services and amenities in Bridge of Earn but it does lie close to the bus stops on Kintillo Road. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | n/a | - |
| | Is the site within a Health and Safety Consultation Zone or any | Material Assets and | No | GIS layers for pylons, gas | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Population and Human Health | | <p>pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | n/a | 0 |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings at the site | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | No designated sites will be affected. | GIS layers for | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | NSA, and SLA | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is inside the settlement boundary and would be viewed as part of the built-up area of the existing settlement. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Sensitive design, however impacts cannot be sufficiently mitigated by design. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | n/a | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | n/a | 0 |

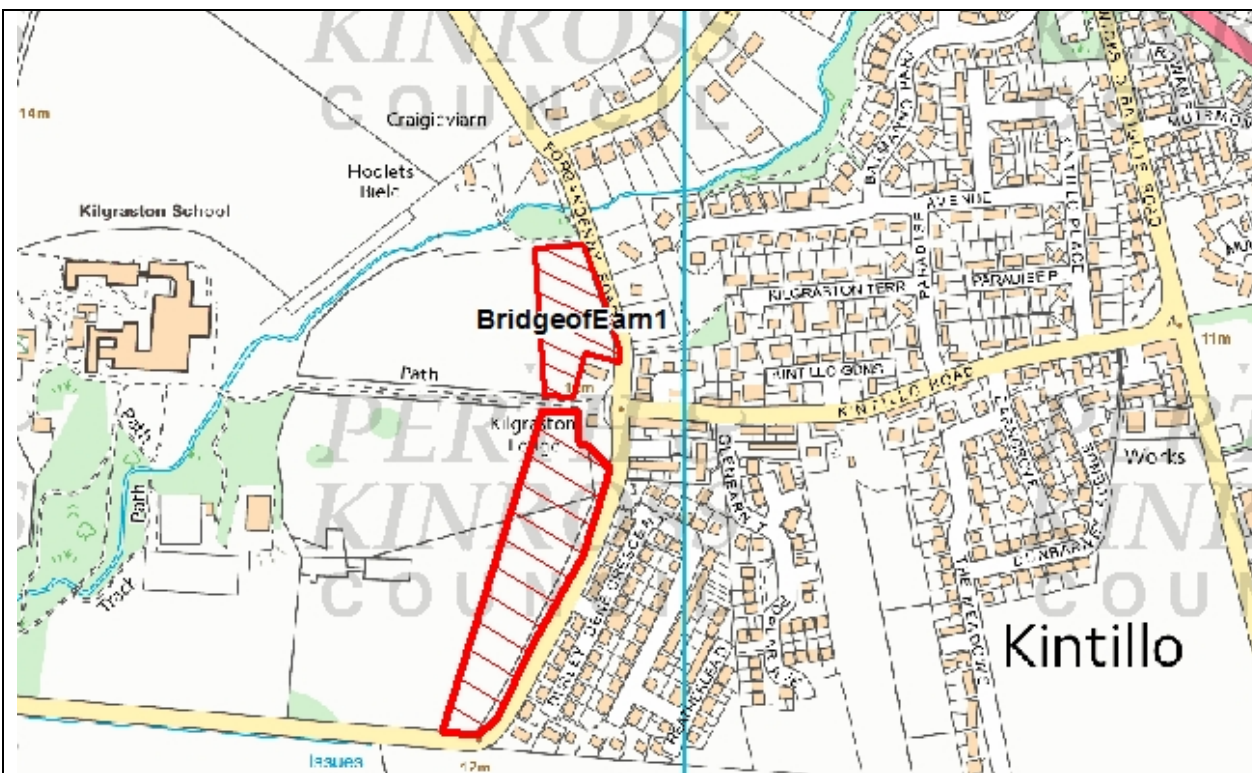
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | 0 | n/a | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are some archaeological features to the north west corner of the site No Scheduled Monuments in the area | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1 to avoid adverse impact on archaeological features and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with adjacent residential areas and is within the settlement boundary | OS map and site visit | + | n/a | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

| | | | |
|---|---|---|---|
| Site Name: Bridge of Earn 1 | Source of site suggestion: CKD Galbraith on behalf of the landowner Kilgraston School | | Site History/Previous planning applications, existing local plan policies and proposals: This site lies outwith the settlement envelope for Bridge of Earn and was considered and resisted in the current LDP the Reporter backed the Council's position and considered that "Kilgraston School is not visually part of the settlement. It stands alone within its parkland setting. Forgandenny Road together with the school's listed entrance gates and walls create a clear delineation between the school and its grounds on the one hand and the settlement on the other. The proposed expansion of the settlement beyond this logical line would leave the settlement edge much less well defined and would inevitably detract from the setting of the Category A listed school and, especially from its Category B listed entrance gate and lodge." |
| Settlement: Bridge of Earn | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Bridge of Earn1 | Outside or adjacent to a settlement boundary? Outside | |
| OS Grid Ref: 312923 717453 | Site Size (ha): 2.2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies within the grounds of the A listed Kilgraston School within the B listed entrance gate and walls, and adjacent to the B listed Kilgraston lodge at the entrance. There are mature trees which border the site along the eastern boundary with the village, along the entrance road to the school, along the edge of the burn to the north, and also along the field boundary to the south. |
| Current Use e.g. is the site developed, sparsely developed | Proposed Use: | Initial Officer Comments: | |

| | | | |
|--|--|---|--|
| <p>or undeveloped (e.g. agriculture, brownfield etc):</p> <p>Amenity ground for Kilgraston School</p> | <p>Residential development for a limited number of homes on large plots of a similar density to neighbouring properties opposite Kilgraston Lodge.</p> | <p>The sites put forward would extend the village into the school grounds but with no suitable physical feature which could provide a western village boundary. The school buildings are category A listed buildings and the entrance gate and associated structure are B listed. High walls protect the school on the north and south sides of the entrance gate running along this length of Forgandenny Road. Overall the combination of walls, gateway and grounds create an impressive entrance to the school and it is clear that it is not part of the surrounding village. This land is important open space for the setting of both the village and the Kilgraston designed landscape. To introduce village housing into this area would detract significantly from the general area and also from the setting of the listed buildings and gateway.</p> <p>There could also be some post development issues with the mature trees to the east as they will restrict light.</p> | |
|--|--|---|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There are no watercourses or boggy/wetland areas within the site although the Deich Burn does skirt the northern edge of the site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> <p>Set back development from the watercourse.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | There is some medium risk of river flooding associated to the Deich Burn within the northern edge of the site. | Check all the GIS Layers for flood risk | - | Requirement for a FRA to identify the extent of the area adjacent to the burn on the northern edge of the site where development will not be | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | Health | | | | permitted | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no designated sites to impact however there is woodland bounding the site.</p> <p>There are possible post development issues with the woodland to the east restricting light with potential pressure to remove these trees.</p> <p>It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | -- | <p>Policy NE3 Biodiversity.</p> <p>Policy EP3B</p> <p>Setback development from watercourse and existing woodland. However post development issues with trees could remain.</p> | - |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | There is mature woodland bounding all sides of the site and a burn to the | GIS aerial map/OS | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | habitat fragmentation or greater connectivity? | | north. | map/site visit | | retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Setback development from watercourse and existing woodland. However post development issues with trees could remain. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | It lies within the catchment for Oudenarde primary school which is running at 22% capacity and there is sufficient capacity to cope with demands. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity | Popl and human health | It would not affect any formal open space but it would remove some of | GIS layers for core paths | - | Application of Policy CF1B ensures appropriate provision | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | of open space and connectivity and accessibility to open space or result in a loss of open space? | or material assets | the amenity grounds of Kilgraston school. There are no core paths or rights of way within the site. | and rights of way and maintained open space and existing LDP for open space allocations | | of informal and formal open space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soil here but it is prime agricultural land which is not being utilised. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Reuse soils locally | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, indicated so on the CFS form submitted | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site offers opportunity for east/west facing development however mature trees to the east will restrict light. | Check CFS form, aerial map and possibly site visit | - | Siting and design of buildings to take account of solar orientation. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site does not lie within easy active travel distance of the main services and amenities in Bridge of Earn but it does lie close to the bus stops on Kintillo Road. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---------------------------------------|---|--------------------------|--|---------------------------|
| | | | | Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designated sites will be affected. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site lies outwith the settlement boundary. The David Tyldesley Landscape capacity study identifies “that land to the south of the railway forms an important open space for the setting of both the village and the Kilgraston designed landscape.” | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Sensitive design, however impacts cannot be sufficiently mitigated by design. | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | n/a | Check Zero Waste Plan | 0 | | 0 |

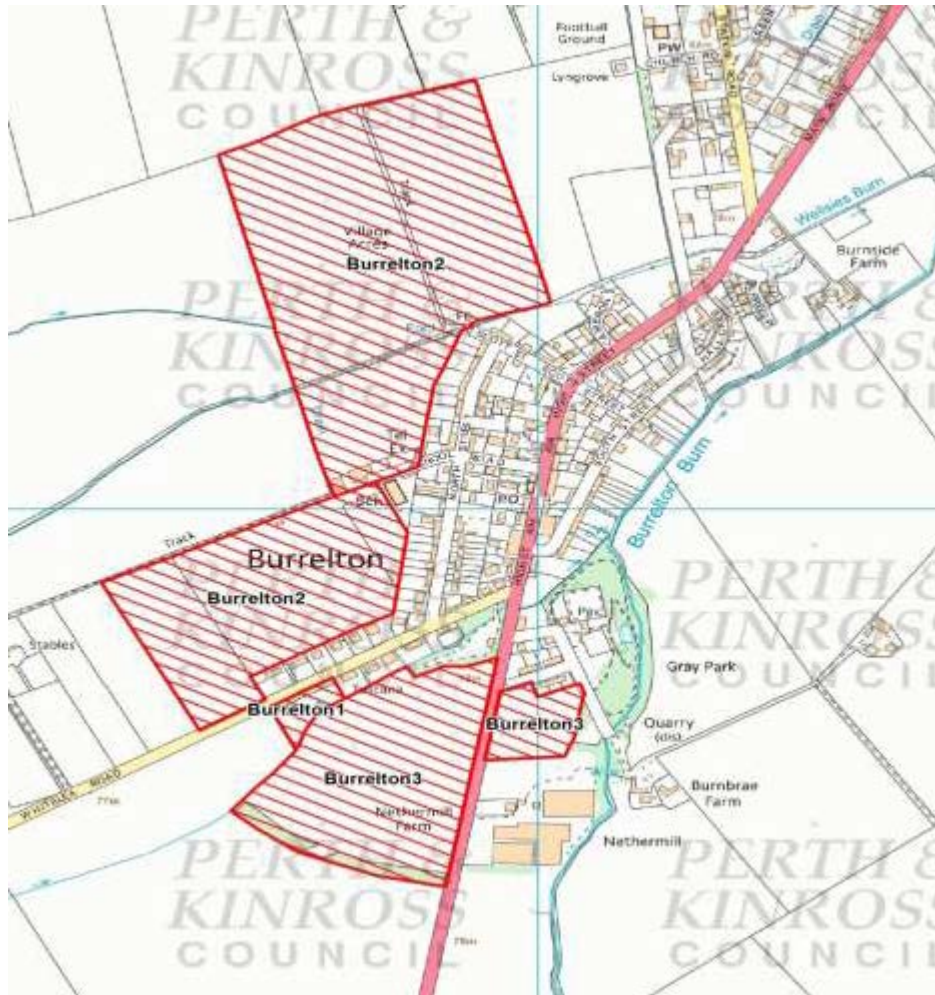
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|---|--|---|--|--------------------------|---|---------------------------|
| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Yes it will impact on the setting and designed landscape (not designated design landscape) of the A listed Kilgraston House, the B listed Kilgraston House Lodge and the entrance gates (also B listed)</p> <p>Overall the combination of walls, gateway and grounds create an impressive entrance to the school and it is clear that it is not part of the surrounding village. This land is important open space for the setting of both the village and the Kilgraston designed landscape. To introduce village housing into this area would detract significantly from the general area and also from the setting of the listed buildings and gateway.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | Sensitive design, however impacts cannot be sufficiently mitigated by design. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with adjacent residential area; however residential development within the grounds of the school could be an issue. | OS map and site visit | - | Any mitigation would impact on the listed features and designed landscape of the school | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check Call for Sites form | 0 | | 0 |

BURRELTON

| | | | |
|---|--|--|---|
| Site Name: Burrelton 2 (phase 1) Land to the north of Whitlea Road | Source of site suggestion: All landowners/interested parties identified/aware? Submitted by Stewart Milne Homes | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications Previously submitted to the LDP (MIR ref 230) and in the proposed plan (H16). This site was removed by the reported as it was considered contrary to TAYplan. |
| Settlement: Burrelton | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Burrelton 2 | Outside or adjacent to a settlement boundary? Partly with and partly adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): Approx. 6.87 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a large flat site on the western edge of the settlement. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Fields | Proposed Use: It is proposed that this site will be predominantly residential land, considered capable of accommodating around 80 houses of varying densities. There is potential for an extension to the primary school to be located on this site and functional open space provision as well as community facilities and community woodland incorporating paths on the north and western boundaries. | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Phase one is the southern park of Burrelton 2.

Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Development of this site is not likely to have impact on water environment as there are no watercourses on or adjacent to this site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Apply policy EC3 will avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS will all reduce and impact on the water environment. | + |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No known flood risk. | Check all the GIS Layers for flood risk | 0 | SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | help reduce the villages vulnerability in terms of flooding. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designated sites or protected species recorded within site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or connect habitats should be considered. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The loss of greenfield land could result in a negative impact as it could increase habitat fragmentation. Small areas of woodland on the site which would require protection. | GIS aerial map/OS map/site visit | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | | | | | | should consider this and any opportunities to create or connect habitats should be considered. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Increase levels of development could have slightly negative impact but this is unlikely to be significant. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within Burrelton Primary School Catchment area and this school does not have additional capacity. However the proposal suggests that this site could be used for a primary school extension. | GIS Layers for school catchments | -- | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted core path run along the North of the site. Additional connections could be made through this site. There is no maintained open space | GIS layers for core paths and rights of way and maintained | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | within the site but the submission highlights that the development could provide additional open space. | open space and existing LDP for open space allocations | | As well as this development on this site could link into the existing core path network | |
| | Will the proposal create/reduce employment land/opportunities? | Population | This site is unlikely to provide significant employment opportunities. | Check CFS form | 0 | It is unlikely that this site would be appropriate for an employment or mixed use allocation due to its rural location. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or carbon rich soils. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the | Climatic | Site is south facing so could make | Check CFS form, aerial | + | In line with policy EP1 development should look | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | site protected from prevailing winds? | factors | use of solar gain. | map and possibly site visit | | towards creating sustainable buildings. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site lies immediately adjacent to Whitelea Road which is an adopted road and suitable for access. This road leads directly to the A94, the main route through the village. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within 400m of bus stops on the A95 Burrelton High Street. Also within 400m distance of school and post office. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | Where possible the development should provide access to public transport, cycle networks and core paths. Where possible consideration should be given to the potential for the site to provide community facilities. | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | <p>safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on the site. | GIS aerial map/site visit | N/A | | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designations within or adjacent to this site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to | Landscape | The site is a large site in comparison to the existing settlement. It could be in keeping with the surrounding | Check existing LDP | - | Careful consideration should be given to design to ensure a high quality addition to the | 0 |

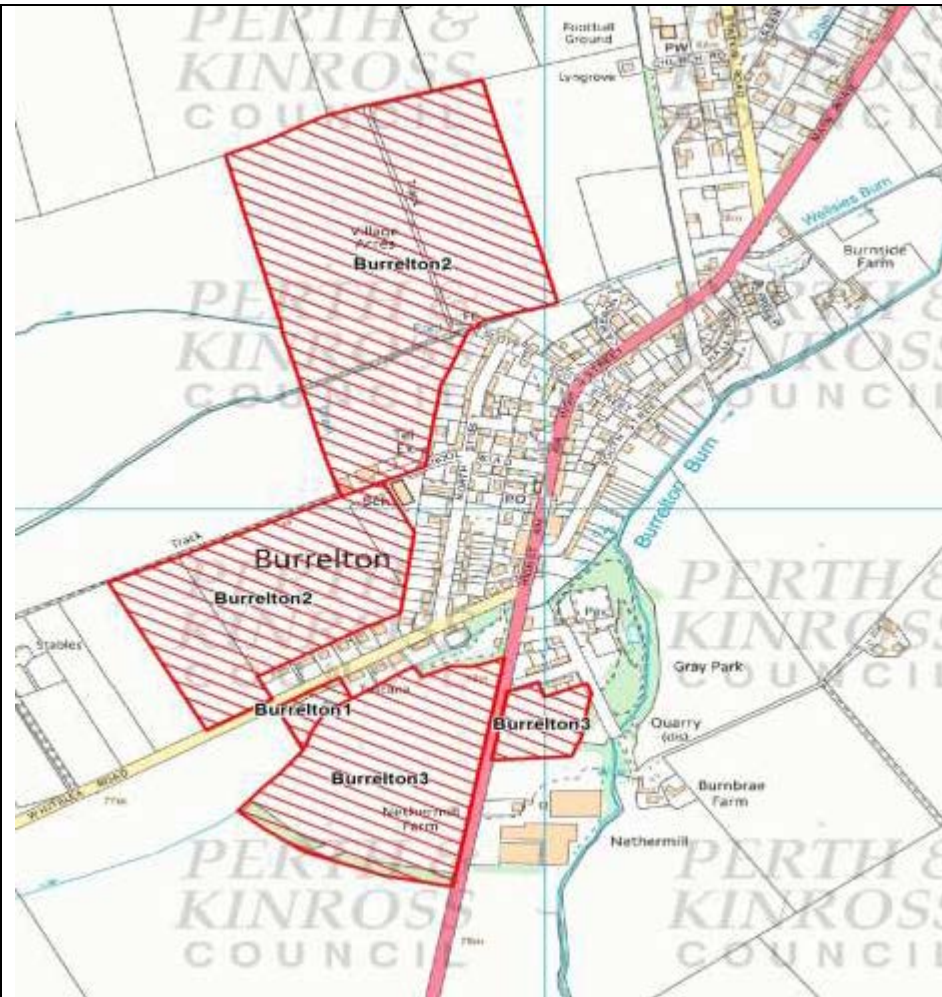
[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritage designations within the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | N/A | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | N/A |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/A | | N/A | Requirement for any positive enhancements, access to features, interpretation etc | N/A |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Neighbouring used are open fields/residential so development could be considered compatible. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, | Material | No – However could be impacted by | Check CFS | 0 | The embargo will be lifted as | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | current embargo on development before CTLR. | form | | the CTLR progresses. | |

| | | | |
|--|--|--|---|
| Site Name: Burrelton 2 (phase 2) Land to the north of Phase 1 | Source of site suggestion: All landowners/interested parties identified/aware? Submitted by Stewart Milne Homes | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications Parts of this site where previously submitted to the LDP (MIR ref 235/236) but not carried forward into the MIR |
| Settlement: Burrelton | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Burrelton 2 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): Approx. 13.3 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a flat site that lies on the western edge of the village. The neighbouring uses are agriculture and residential. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Open fields | Proposed Use: Phase 2 would be mixed use housing with scope for small scale employment uses to be located here also should there be an identified need. Appropriate landscaping and open space would be provided. | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Phase two is the northern park of Burrelton 2.

Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There is a small water course (Wellsies Burn) running through the site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>No culverting of burns and restoration of any watercourses that have been previously diverted (in line with policy EP3D), will protect the water environment.</p> <p>Development should be set back from watercourses.</p> <p>Apply policy EC3 will avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS will all reduce and impact on the water environment.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Area of medium probability river flooding following the watercourse (Wellsies Burn). | Check all the GIS Layers for flood risk | - | A flood Risk Assessment should be undertaken to ensure development is located away from areas that may flood. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designated sites or protected species recorded within site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or connect habitats should be considered. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The loss of greenfield land could result in a negative impact as it could increase habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or connect habitats should be | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | considered. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Increase levels of development could have slightly negative impact but this is unlikely to be significant. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within Burrelton Primary School Catchment area and this school does not have additional capacity. | GIS Layers for school catchments | -- | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted core path runs through the site. Additional connections could be made throughout the site. There is no maintained open space within the site but the submission highlights that the development could provide additional open space and connections to existing green network. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. As well as this development on this site could link into the existing core path network and green networks. | + |
| | Will the proposal create/reduce employment | Population | It is proposed that phase 2 could | Check CFS | + | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | provide employment land. | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or carbon rich soils. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing so could make use of solar gain. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site lies immediately adjacent to Whitelea Road which is an adopted road and suitable for access. This road leads directly to the A94, the main route through the village. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>Site within 400m of bus stops on the A95 Burrelton High Street.</p> <p>Also within 400m distance of school and post office.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | + | <p>Where possible the development should provide access to public transport, cycle networks and core paths.</p> <p>Where possible consideration should be given to the potential for the site to provide community facilities.</p> | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on</p> | N/A | | N/A |

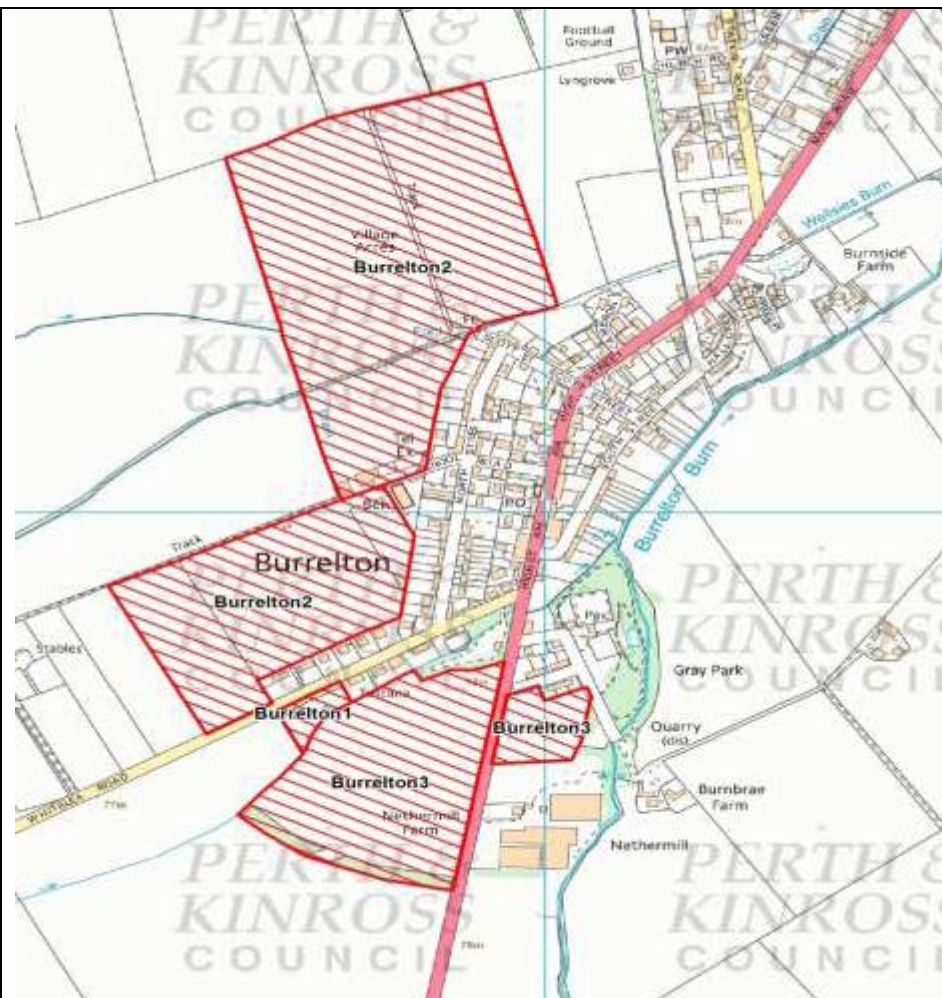
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on the site. | GIS aerial map/site visit | N/A | | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designations within or adjacent to this site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>This site is quite large in comparison the existing settlement and may be difficult to fit into existing townscape.</p> <p>However as the site is flat and adjacent to the settlement it could fit in with the landscape.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Recycling point within Burrelton but development is unlikely to impact on this. | GIS layer for waste management sites | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritage designations within the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed | N/A | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|---|---------------------------|
| | | | | Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/A | | N/A | Requirement for any positive enhancements, access to features, interpretation etc | N/A |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Neighbouring used are open fields/residential so development could be considered compatible. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No – However could be impacted by current embargo on development before CTLR. | Check CFS form | 0 | The embargo will be lifted as the CTLR progresses. | + |

| | | | |
|--|--|--|---|
| Site Name: Land at Nethermill Farm | Source of site suggestion: All landowners/interested parties identified/aware? A & J Stephens | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications Parts of this site where previously submitted to the LDP (MIR ref 233/234) but not carried forward into the MIR |
| Settlement: Burrelton | GIS Site Ref: MIR Site Ref: Burrelton 3 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent to the settlement of Burrelton | |
| OS Grid Ref: | Site Size (ha): 5.4 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a flat site that lies on southern edge of the village. The neighbouring uses are agriculture and residential. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Housing and Community facilities. | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Small burn follows the western boundary of the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>No culverting of burns and restoration of any watercourses that have been previously diverted (in line with policy EP3D), will protect the water environment.</p> <p>Development should be set back from watercourses.</p> <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk areas within or adjacent to the site | Check all the GIS Layers for flood risk | 0 | SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | | | surrounding area as it could help reduce the villages vulnerability in terms of flooding. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no natural designations within or surrounding the site so it is unlikely that development on this will impact this.</p> <p>There are no protected species recorded on this site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | 0 | <p>In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity.</p> <p>Development on this site should consider this and any opportunities to create or connect habitats should be considered.</p> | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | An area of woodland runs between the two sites and a small watercourse runs along the western boundary of the site. | GIS aerial map/OS map/site visit | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | greater connectivity? | | | | | Development on this site should consider this and any opportunities to create or connect habitats should be considered. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within Burrelton Primary School Catchment area and this school does not have additional capacity. It is suggested that a new village hall could be located within the development site. | GIS Layers for school catchments | -- | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | A core path and area of maintained open space lie to the north east of this site. Development on this sit could connect and expand the existing core path network. | GIS layers for core paths and rights of way and maintained open space and existing | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. As well as this development on this site could like into the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | LDP for open space allocations | | existing core path network. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | This site is unlikely to provide significant employment opportunities. | Check CFS form | 0 | It is unlikely that this site would be appropriate for employment or mixed uses due to its rural location. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The whole of the site contains category 3 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Prime Agricultural Land should be protected where possible, where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes – within 5 years of adoption of the Local Development Plan. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that south facing site is protected from prevailing westerly winds by the existing developed area directly to the west and by the tree planting on the south western | Check CFS form, aerial map and possibly site | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|---|---------------------------|
| | | | boundary. | visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site could be accessed from the A94. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within 400m of bus stops on the A95 Burrelton High Street. Also within 400m distance of school and post office. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | Where possible the development should provide access to public transport, cycle networks and core paths. Where possible consideration should be given to the potential for the site to provide community facilities. | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing building on the site. | GIS aerial map/site visit | 0 | Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designations within or adjacent to this site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed | Landscape | This site is quite large in comparison the existing settlement and may be | Check existing | - | Careful consideration should be given to design to ensure a high | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | the capacity of the landscape to accommodate it? (see notes) | | difficult to fit into existing townscape. However as the site is flat and adjacent to the settlement it could fit in with the landscape. | LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | quality addition to the landscape/townscape | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Recycling point within Burrelton but development is unlikely to impact on this. | GIS layer for waste management sites | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Small archaeological site on the western edge of the site. Further studies will need to be taken to ensure this site has no impact on any archaeological assets. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Further studies will be required to ensure development on this site has no impact on archaeological assets. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/A | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Neighbouring used are open fields/residential so development could be considered compatible. | OS map and site visit | + | | + |

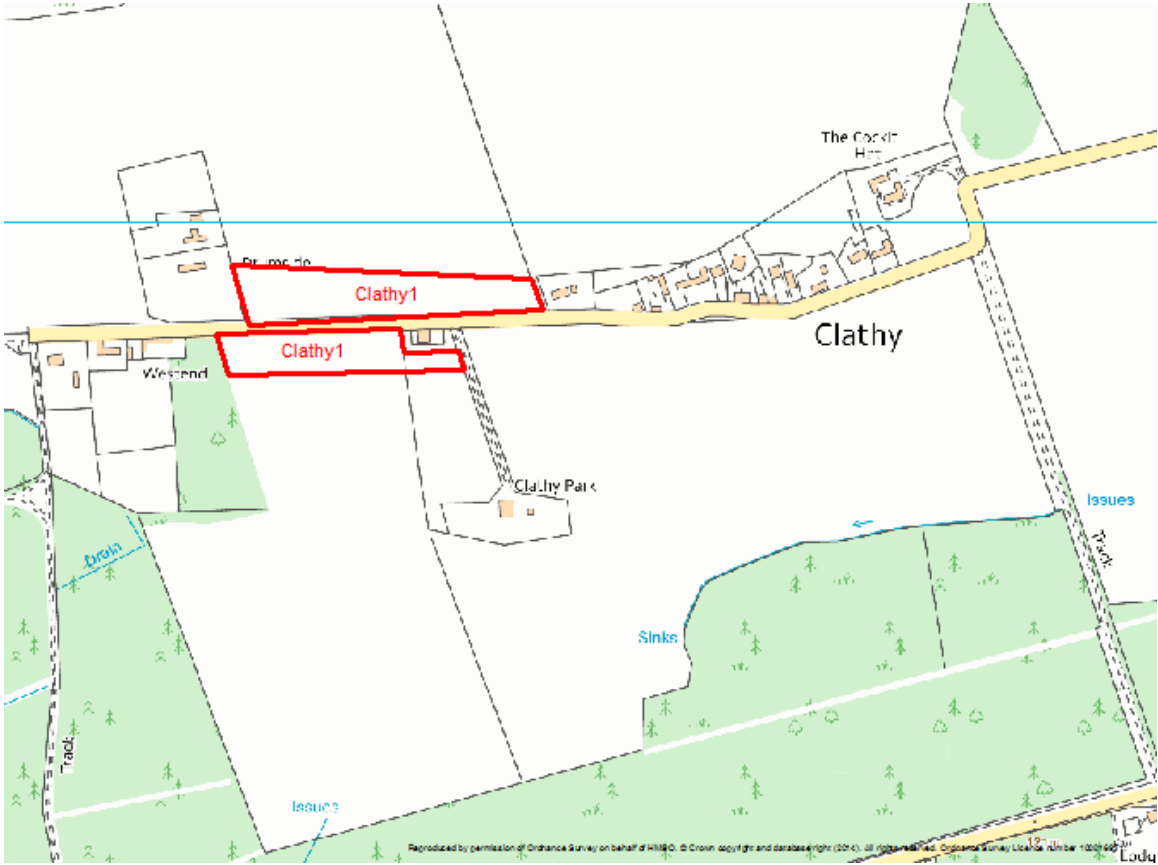
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No – However could be impacted by current embargo on development before CTLR. | Check CFS form | 0 | The embargo will be lifted as the CTLR progresses. | + |

CLATHY

| | | | |
|--|---|---|--|
| Site Name: Clathy 1 | Source of site suggestion: All landowners/interested parties identified/aware? I+ H Brown Ltd (landowner and developer) | | Site History/Previous planning applications, existing local plan policies and proposals: Clathy does not have a settlement boundary in the current LDP. |
| Settlement: Clathy 1 | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Clathy 1 | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: 298826 719865 | Site Size (ha): 2.4 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is an infill site at the western end of Clathy, following the pattern of roadside development on both sides of the road. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Arable land. | Proposed Use: Residential | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. Clathy is not considered to be a suitable location for significant new development as there are no services within easy active travel distance and therefore there is no settlement boundary identified in the LDP for it. Due to the size of Clathy and limited local services it is not a suitable settlement for this level of development | |

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| | | as it is not a sustainable location and the character of the area would be negatively impacted by the proposal. Policy RD3 for Housing in the Countryside provides a suitable framework for considering appropriate levels of new development in Clathry. | |
|--|--|---|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | ? | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | No | Check all the GIS Layers for flood risk | 0 | Apply policy EC3 re SUDs | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but there are no designated sites and it is farmland. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It will not result in habitat fragmentation. There are some trees bounding the site. | GIS aerial map/OS map/site visit | 0 | Secure sufficient setback from any trees that bound the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No Auchterarder primary school is currently over capacity. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land (class 3.2). | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is relatively open to south and north. Residential development and forestry to the west provide some protection from prevailing winds | Check CFS form, aerial map and possibly site visit | - | Design and layout to maximise opportunities for solar gain. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority. | . | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Does not lie within 400 m of an existing bus stop, and the primary school in Auchterarder and other services are beyond easy active travel distance. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. | Check NPF3 and TAYplan SDP | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is very open to the north and south and is not well defined or contained by landscape features. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | - | Native planting to the north and south but this would take some time to establish. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and | 0 | 0 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby | OS map and site visit | 0 | 0 | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Potentially marketability given its scale in a rural location | Check CFS form | - | | - |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

CLATHYMORE

| | | | |
|--|--|--|---|
| Site Name: Clathymore1 | Source of site suggestion: pre-MIR call for sites consultation | | Site History/Previous planning applications, existing local plan policies and proposals: Previous LDP submission which the Reporter removed as part of the Examination process. |
| Settlement: Clathymore | GIS Site Ref: Clathymore1 MIR Site Ref: Pre-MIR Site Ref: Clathymore1 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 8.8ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is currently in use for agricultural use for field crops. It is bordered to the north, south and east by further agricultural land, and to the west by residential properties and a pump/sewage house. There are trees to the southeast boundary of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: residential | Initial Officer Comments Site is an extension of a relatively new settlement/development. Landscape impact unlikely to be significant with existing natural screening. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No negative impacts identified however there is a pump house adjacent to the site and any impact on the operation of this utility will required to be assessed. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | GIS | 0 | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS. Assessment of potential impact on pump house. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risks identified on the site. | GIS | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No natural heritage designations within the site. The Dupplin Lakes SSSI is located approximately 1 km to the south but it is considered that there would not be any conceivable effect on the qualifying interests of | GIS River Tay Catchment | - | Policy NE3 Biodiversity. Any impacts on the River Tay SAC catchment would be further assessed as part of the HRA process. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | <p>the designation.</p> <p>Site also lies within the catchment of the River Tay SAC. It is likely that the proposal would have no conceivable effect on a European site, because there is no link or pathway between the site and the qualifying interests of the designation.</p> <p>Loss of agricultural land.</p> | | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geo-diversity interests identified that could be impacted. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No loss of habitat connectivity or wildlife corridor. | GIS | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Site on agricultural land adjacent to Newburgh Road. No significant negative air quality impact identified | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Site contains the catchment areas of two primary schools. Madderty Primary School currently running at 114% capacity and Auchterarder Community School currently running at 105% capacity so no further numbers able to be accommodated at either school. | GIS | -- | Developer contributions likely to be required where further capacity is required to be made. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Clathymore is entirely residential with no services including designated recreational spaces. Given the high spec nature of the existing development (including large gardens) there is unlikely to be any significant demand for additional open space but this would need to be considered in more detail. | GIS | - | If a requirement is identified, application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield land. Field crops, mineral soil no peat. | GIS | - | Re-use soils in local area. | - |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | Approximately half the site is identified as Class 3.2 agricultural | GIS | - | Re-use soils in local area. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|--|---------------------------|
| | (see notes) | Soils | land. | | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site has potential to take advantage of aspect and topography for solar gain. | GIS/ OS Map/ CFS Form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access to the site will likely be through the existing settlement. There are not any major access concerns. The development is likely to add some additional traffic to the road, especially as the settlement can only be accessed by private car. | | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is 6 miles from Methven, 8 miles from Auchterarder and approx. 10 miles from Perth. No services available in settlement. Nearest hail | | -- | Consider extension of bus services and other local services. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | and ride bus stop is approx. 2 km away. | | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings on site. | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site not within any landscape designations. Adjacent to the site in the south east corner, there is mature woodland identified in the SNWI designation, Ancient Woodlands Inventory, and Native Woodland Survey of Scotland. | GIS | - | Arboricultural Impact Assessment required to ensure that any negative impacts on these mature trees are mitigated against. Enhancement planting to create further woodland on the site. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is an extension to the relatively new development/settlement. The housing will likely be in keeping with the existing dwellings, and therefore minimise any landscape impact. The | GIS/OS Map | - | Use existing screening and topography to minimise landscape impact. Sensitive layout and design of | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | site is also screened to the west and south-east. The site is also situated where public views from major roads are limited. | | | development. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within greenbelt designation. | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Proposal does not contain any waste management activities. | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | Site is contained within the boundaries of two local archaeological assets – Westmuir farmstead and Findo Gask airfield. | GIS | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | | | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|---|--|
| Site Name: Cottown 2 | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications |
| Settlement: Cottown | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Cottown 2 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 0.95ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a flat site to the south of Cottown surrounded by agricultural land and residential land. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield and Agricultural | Proposed Use: Housing | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan

COTTOWN



Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. No watercourses within or adjacent to the site. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | 0 | This site is unlikely to impact on the water environment as there are no watercourse within or adjacent to the site. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk areas within or adjacent to the site | Check all the GIS Layers for flood risk | 0 | SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | | | surrounding area as it could help reduce the village's vulnerability in terms of flooding. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site is within 2 km of the River Tay SAC.</p> <p>No protected species recorded within the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | No woodland or watercourses within or surrounding the site. | GIS aerial map/OS map/site visit | 0 | There is unlikely to be an impact on any surrounding habitats as the land is currently used for agricultural and so unlikely to provide much in the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | greater connectivity? | | | | | way of habitats. However careful consideration of design and planting could help create new habitats within this development enhancing the environment. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>The site lies within the catchment of St Madoes Primary School which is currently operating at 104% capacity and could not accommodate further numbers.</p> <p>Cottown has limited community facilities the majority of the local facilities are located in nearby St Madoes.</p> | GIS Layers for school catchments | -- | The site is reliant on community facilities within nearby St Madoes and there is limited provision within the village of Cottown. Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. The development of the site could also provide land for community facilities within | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | Cottown. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No core paths within the site and no adopted open space within Cottown. Although there is a core path network around Cottown which this site could provide links to. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | + | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. As well as this development on this site could like into the existing core path network. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | This site does not provide employment. | Check CFS form | 0 | It is unlikely that this site would be appropriate for employment or mixed uses due to its rural location. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield. | GIS aerial map/site visit | - | N/A | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of carbon rich soils however the whole of the site is category 2 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Development should where possible avoid areas of prime agricultural land. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|--|---------------------------|
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, within 5 years of adoption. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site will be sheltered from the prevailing south-westerly wind by the existing development in Cottown. The site can easily benefit from solar gain. It will be designed so as to effect an appropriate balance between benefiting from solar gain and creating an appropriate streetscape along the Old Carse Road and nearby listed buildings. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Site could potentially be accessed from St Madoes Road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site lies immediately adjacent to National cycle network route 77 (salmon run), linking Perth and Dundee. In addition the site is beside 2 bus stops in Cottown. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | ++ | The site is currently well accessed by public transport and cycle routes. The development of this site should ensure it provided links to sustainable travel methods where possible. | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | N/A | | N/A |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on this site. N/A | GIS aerial map/site visit | N/A | | N/A |

Landscape Designated sites

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|--|---------------------------|
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designated landscape features within or adjacent to the site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>This site is quite large in comparison the existing settlement and may be difficult to fit into existing townscape.</p> <p>However as the site is flat and adjacent to the settlement it could fit in with the landscape.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/A | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>No designate sites or buildings within the proposed sites however the development could have a negative impact on listed buildings adjacent to the site.</p> <p>The setting of the Chapelhill, Learig and Viewfield listed buildings could be negatively impacted.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Development of this site could increase access to the listed buildings however, it must be carefully designed to ensure it does not detract from the setting. | | 0 | It is possible that if there is no adverse impact on cultural assets development of this site could help enhance access to the assets identified within the site. However further study would be needed to establish whether or not this is a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | | | | | possibility. | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Surrounding uses mainly housing and so proposed use would be compatible. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints. | Check CFS form | + | | + |

DUNNING



| | | | |
|--|--|--|--|
| Site Name: Dunning1 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: The site is proposed as an expansion to housing allocation H20 (50 units). |
| Settlement: Dunning | GIS Site Ref: Dunning1 MIR Site Ref: Pre-MIR Site Ref: Dunning1 | Outside or adjacent to a settlement boundary? Outside settlement boundary, adjacent to allocated site for housing. | |
| OS Grid Ref: | Site Size (ha): 1.54ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Moderately sloping site from south to north. Proposed access on to B8062 at the north of the site. Currently agricultural land, with Kirklands Quarry to the west. Power lines run adjacent to the site. Some mature trees and vegetation, including hedgerows defining the field boundaries. Site provides a setting for entering Dunning from the west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments: Development of a greenfield site for residential adjacent to existing allocation for housing held under same ownership. Case made by site owner that allocating additional land to the existing allocation would improve the viability of delivering the site. Landscape impact would likely be mitigated by the existing allocation and there are natural features to assist in screening the site. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water | Water | No potential negative impact identified. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | environment? (see notes) | | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date. | | | | |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No risk identified. | GIS | 0 | Policy EP2 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. Hedgehog recorded close to site to the west. | GIS | - | Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No. | GIS | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | Existing mature vegetation/trees located on the field boundaries. | GIS | - | Retain existing trees/vegetation including hedgerows on field | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | habitat fragmentation or greater connectivity? | | | | | boundaries. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | GIS, Aerial | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site lies within the catchment of Dunning Primary School which is currently operating at 104% capacity and could not accommodate further numbers. | GIS | -- | There is a site allocated in the current LDP to extend the primary school which would enable further capacity for primary school children. A developer contribution would be required to help fund the school extension. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path connects to the north-east corner of the site. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact, including connecting to existing core path to the north-east of the site. Application of Policy CF1B ensures appropriate provision of informal and formal open | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops, mineral soil no peat present. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site contains Class 3.2 agricultural land. Adjacent to Kirklands Quarry – Contaminated Land Risk Assessment required. | GIS | - | Reuse of soil in local area. Contaminated Land Risk Assessment required to assess any potential contamination issues on site, including any follow-up mitigation measures. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site moderately sloping to the north and could take advantage of aspect for solar gain. | GIS, CFS form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | | | | | | techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access would be taken from Auchterarder Road (B8062) to the north. No significant road network issues identified. | GIS | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements. Various services available in Dunning. | GIS | 0 | | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Pylons in adjacent site, not considered to be any impact. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|-----------------------------------|--|---|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings on site. | GIS/OS Map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site contained in Ochil Hills Special Landscape Area. Section of mature trees contained SNWI designation. | GIS | - | Policy ER6 would apply. Sensitive site layout and design required, including high quality landscaping and retaining mature trees/vegetation on site boundaries, particularly to the north edge which fronts on to the road. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Landscape appraisal required for considerable site on greenfield land on edge of settlement. Topography gently sloping to the north, with site boundaries naturally defined. | GIS | - | Sensitive design and layout of development to minimise landscape impact, including taking cognisance of existing topography and vegetation which would help reduce visual impact on surrounding area. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material | No greenbelt designation. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | GIS | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No cultural heritage designations within the site. No impacts identified for various sites in close proximity to site. | GIS | 0 | Potential archaeological survey required to assess potential archaeological evidence on site given plethora of assets within the area. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|--|--|
| Site Name: Dunning2 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Dunning | GIS Site Ref: Dunning2 MIR Site Ref: Pre-MIR Site Ref: Dunning2 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2.08ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Greenfield site on edge of settlement, with residential to the north and east edges of the site. Site would be accessed through housing development at Latchburn Wynd. Power lines run through the site, and the proposal slopes upwards slightly north to south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments: Proposed extension to the western edge of Dunning. Access taken through Latchburn Wynd. Site provides a setting for Dunning and the topography would allow for the natural screening of the development. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Private water supply contained within site. No significant negative impact identified although assessment would be required to be undertaken. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date. | GIS | - | Assessment on impact of private water supply contained in the site. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Private water supply contained within site. No significant negative impact identified although assessment would be required to be undertaken. | GIS | - | Policy EP2 would apply. Assessment on impact of private water supply contained in the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. Existing trees and vegetation on field boundaries apart from southern edge of site. | GIS | - | Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected | | No sites identified. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | by the proposal? | | | | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Existing mature vegetation/trees located on the field boundaries. | GIS | - | Retain existing trees/vegetation including hedgerows on field boundaries. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Not likely to have a significant impact on air quality. However increase in development will result in slightly negative environmental impacts. | GIS, Aerial | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site lies within the catchment of Dunning Primary School which is currently operating at 104% capacity and cannot accommodate further numbers. | GIS | -- | There is a site allocated in the current LDP to extend the primary school which would enable further capacity for primary school children. A developer contribution would be required to help fund the school extension. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space | Popl and human health or material assets | Amenity space within the settlement. | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | or result in a loss of open space? | | | | | ensures appropriate provision of informal and formal open space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops, mineral soil no peat present. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site contains Class 3.2 agricultural land. | GIS | - | Reuse of soil in local area. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site moderately sloping to the north/north-east and could take advantage of aspect for solar gain. | GIS, CFS form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | | | | energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | <p>Access would be taken from existing road in to Latchburn Wynd to the north.</p> <p>No significant road network issues identified.</p> | GIS | - | <p>Application of Policy TA1B.</p> <p>Transport Statement would be required to assess potential impact on road network.</p> <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements.</p> <p>Various services available in Dunning.</p> | GIS | 0 | | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Pylons running through the site. | GIS/OS Map | - | Design of site would need to take in to account the existing pylons. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|-----------------------------------|---|---|--------------------------|---|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings on site. | GIS/OS Map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site contained in Ochil Hills Special Landscape Area. | GIS | - | Policy ER6 would apply. Sensitive site layout and design required, including high quality landscaping and retaining mature trees/vegetation on site boundaries, particularly to the north edge which fronts on to the gateway to the site. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Landscape appraisal required for considerable site on greenfield land on edge of settlement. Topography gently sloping to the north/north-east, with site boundaries generally defined. | GIS | - | Sensitive design and layout of development to minimise landscape impact, including taking cognisance of existing topography and vegetation/trees which would help reduce visual impact on surrounding area. | 0 |
| | Will the proposal have an adverse impact on the integrity | Popl and human health or material | No greenbelt designation. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | of the greenbelt? | assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | GIS | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The boundary of the Gallows Knowe archaeological asset contained within the site. Site also adjoins the western edge of the Dunning Conservation Area. | GIS | - | Archaeological survey required to assess potential archaeological evidence on site. Design statement required to assess potential impact on character of the conservation area. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

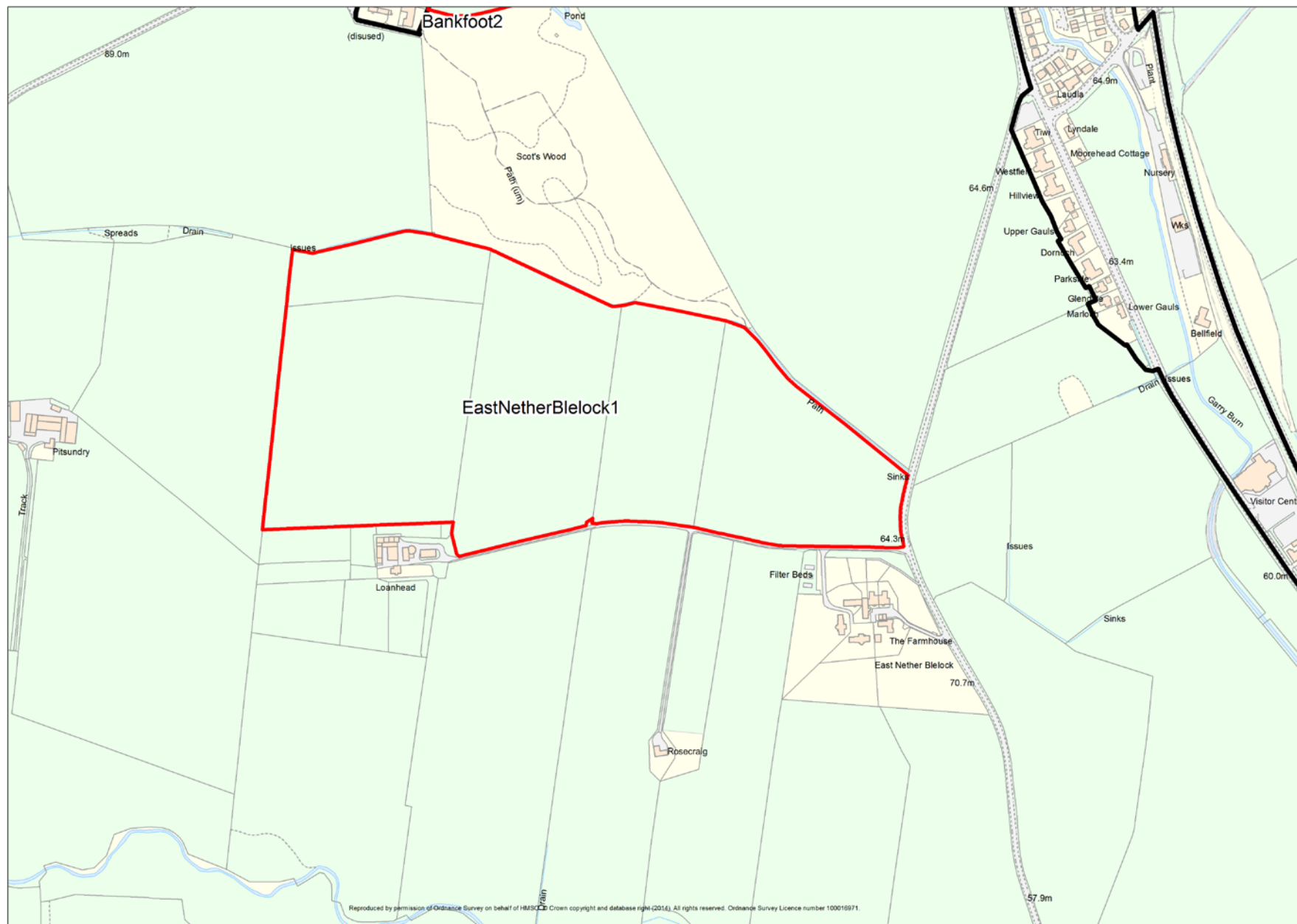
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

EASTER NETHER BLELOCK

| | | | |
|---|--|---|---|
| Site Name: Easter Nether Blelock 1 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications |
| Settlement: Bankfoot | GIS Site Ref: Easter Nether Blelock 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 20.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing | Initial Officer Comments: Agricultural land | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|---|--|------------------------------------|--|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No | | 0 | | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Some surface water flooding adjacent to site | | - | Flood risk assessment to determine developable areas of the site | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Woodland adjacent to site which could have impact on habitat if damaged or disturbed. | | - | Policy NE3 Biodiversity. Policy EP3B Setback development | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|---|---------------------------------------|---|--|------------------------------------|---|-------------------------------------|
| | | | | | | existing woodland. However post development issues with trees could remain. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland adjacent to site which could have impact on habitat if removed. | | - | Policy NE3 Biodiversity. Policy EP3B Setback development existing woodland. However post development issues with trees could remain. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality | Air | No real impact on air quality as site outwith urban area. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|--|---|--|------------------------------------|---|-------------------------------------|
| | Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Auchtergaven primary school is almost at capacity. It is currently running at 91%. | | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No access to open space although surrounded by woodland with footpath into it. Access to core path adjacent to site. | | + | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops mineral soil no peat present | | - | Reuse of soil | 0 |
| | Are there any | Material Assets | None | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|---|--|--|------------------------------------|---|-------------------------------------|
| | contaminated land/ soils issues on the site? (see notes) | and Soils | | | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unknown | | ? | | ? |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Large expose site would require a lot of landscaping | | – | Landscaping and design to ensure site was not exposed and took advantage of solar gain. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Adjacent to road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site just within the 400m bus stop buffer. | | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Yes, gas pipeline running through site. | | -- | Design would have to ensure development was not in close proximity to pipeline. | - |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|--|--|------------------------------------|---|-------------------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling at Bankfoot. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology adjacent to site. | | - | Archaeological survey will be required. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Archaeological survey required and acknowledged through design of site. | | + | Opportunity to reflect this historic setting through design and references to the previous use including street | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|---|---|---------|--|------------------------------------|---|-------------------------------------|
| | | | | | | names, information boards and creation of specifically designed open space. | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None | Check CFS form | 0 | | 0 |

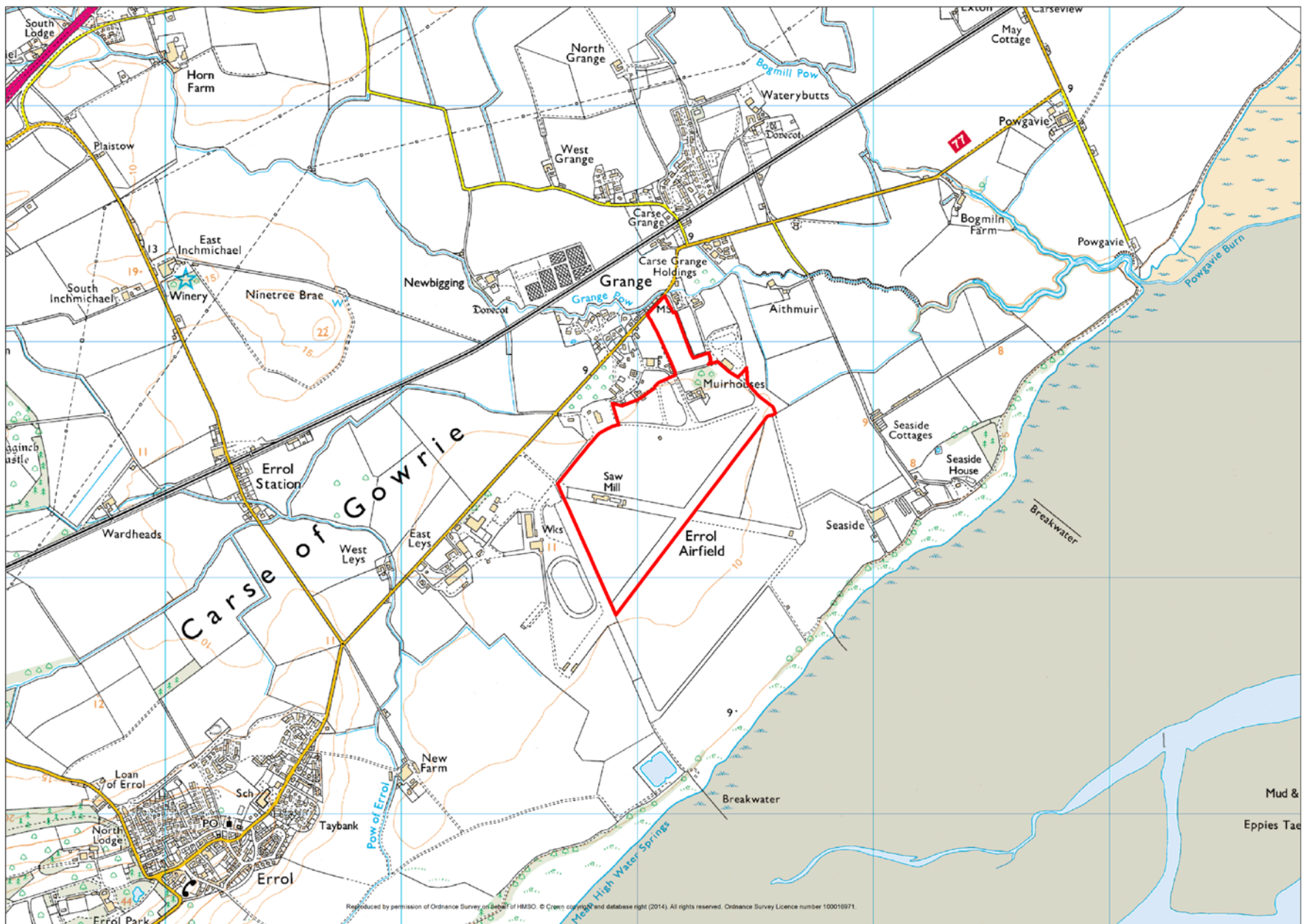
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

EROLL AIRFIELD

| | | | |
|---|--|--|---|
| Site Name: Errol Airfield | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Permission for sustainable village for Morris Leslie. Permission to extend consent for 3 years given in 2013. |
| Settlement: Grange | GIS Site Ref: Errol Airfield MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent. | |
| OS Grid Ref: | Site Size (ha): 50 | Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Disused airfield with buildings, runway etc. Surrounded by farm land and agricultural buildings. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Airfield | Proposed Use: Housing | Initial Officer Comments Site a disused airfield on a flat site very close to River Tay. Contrary to TAYplan strategy. Planning consent already granted to site. Site is a very large extension to a small settlement and is contrary to the current LDP tiered settlement strategy. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No water course adjacent to site but potential connections with the risk of flooding. | GIS | - | Flood risk assessment required to establish the developable area of the site. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | + | | + |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Surface water on the site. | Surface water flooding | - | Flood risk assessment required to establish the developable area of the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Limited impact – no biodiversity present on site. Potential linkages to Tay catchment area due to flooding potential. It does lie within the catchment of the River Tay SAC. | SAC with 750m of site | - | Flood risk assessment required to establish the developable area of the site. Policy NE3 Biodiversity. | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|---|---------------------------|
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Errol primary school catchment area. School at capacity running at 145% | 1.4 km from Errol primary school. | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No open space, Core path 350 metres from site. | GIS | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Mixed use proposal. | Uniform | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield | Aerial | + | | + |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Unknown contaminated land issues due to being an airfield previously. | | - | | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Permission approved for extension to consent time. | Uniform | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing | Climatic factors | Flat site facing south. Quite exposed. | Aerial | + | South facing houses taking advantage of site orientation. | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|---|---|--------------------------|---|---------------------------|
| | winds? | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access directly onto B road running through village. Nonetheless, actual access to site would need significant upgrading. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Outwith bus stop buffer of 400m. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No servicing constraints. Rail network 200m. | GIS | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No, outwith tiered settlement. | TAYplan | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | Possible reuse of buildings. | Aerial | + | | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | No landscape designations | GIS | 0 | | 0 |

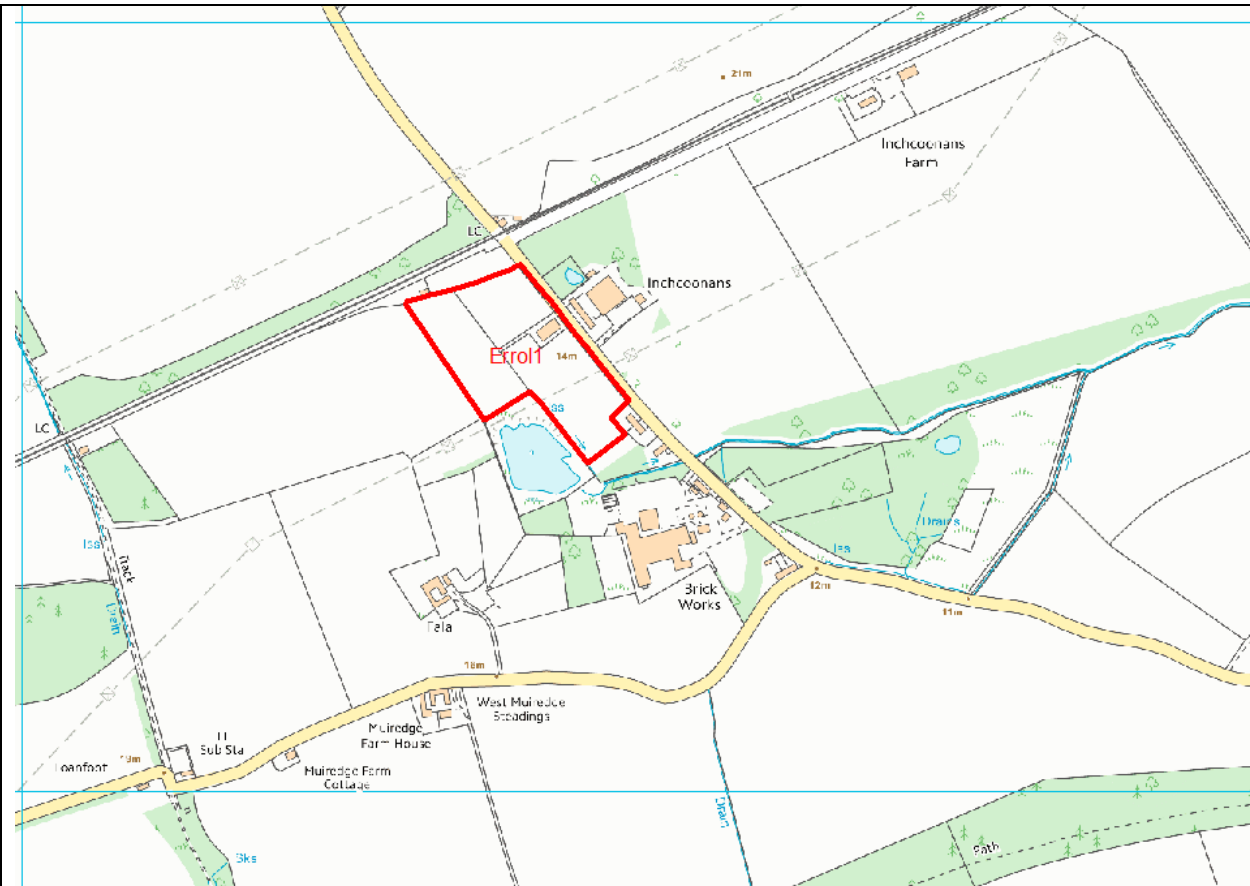
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|---|---------------------------|
| | designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is adjacent other buildings but within a countryside setting. Some trees within site. Very flat and adjacent to River Tay. | Aerial/site visit | - | Retain and enhance countryside setting through careful design and landscaping | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area in Errol N/A | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Airfield is designated as wartime archaeology so would require investigation. | GIS | -- | Archaeological survey/investigative trench work may be required. | + |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Site is a disused airfield with wartime buildings. | | + | Opportunity to reflect this historic setting through design and references to the previous use including street names, information boards and creation of specifically designed open space. | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | A large site which would impact on the countryside setting of the area and current buildings. | | - | Design and landscaping will be key to creating a sympathetic development. | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | | | | | |

ERROL

| | | | |
|--|---|--|--|
| Site Name: Land to west of Inchcoonans Farm | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Previous application (outline) on part of site 09/00912/OUT for residential development which was refused. |
| Settlement: Errol | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Errol 1 | Outside or adjacent to a settlement boundary? Outwith the settlement boundary for Errol. | |
| OS Grid Ref: | Site Size (ha): 3.352ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This site is in a semi-rural location outwith the village of Errol. It is a flat site with tree/hedge boundaries reducing the view from the road. There is a crisp factory nearby which could have a negative impact on a housing development. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Disused agricultural shed with hard-standing and open ground. | Proposed Use: Housing | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No water courses within the site but the site but there is a 2 small ponds just outwith the sites one to the east and one to the south west.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p> | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|---|---------------------------|
| | | | assessment will be provided later. | hotspots Private water supplies (risk assessed) layer | | Development should be set back from watercourses including the two ponds just outwith the site to ensure there is not negative impact. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small area of high flood risk at the south of the site. Further investigation needed into the potential for flooding. | Check all the GIS Layers for flood risk | - | Development should avoid areas at risk of flooding. A Flood Risk Assessment should be required for this site to ensure no negative impact with regards to flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no natural designations within the site and it is unlikely to have an impact on any. No protected species have been recorded on this site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Catchment Lunan Valley catchment River Tay Catchment | | connect habitats should be considered. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | The Inchoonans Geodiversity site covers the southern area of this site. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | -- | Further investigation will be required to make sure that development on this site will have no adverse impact on the Tayside Geodiversity Site. | - |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Small area of woodland on the south edge of the site and an area of woodland to the east of the site. This development could help connect these habitats. There are no watercourses within the site. | GIS aerial map/OS map/site visit | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or connect habitats should be considered. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management | Air | It is unlikely this development will have a significant impact on air | | - | New development should consider sustainable travel | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | quality but an increase in development is likely to have a slightly negative impact. | | | methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within the catchment for Errol primary which does not have any additional capacity. All community facilities are located within the village of Errol. | GIS Layers for school catchments | -- | The site lies out with the village of Errol and so there is limited access to community facilities. However it is possible that new community facilities could be provided on this site. Developer requirement could ensure that contributions are made to help reduce the impact on the school; however the school site has limited capacity for future extension which may be required to support future development. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths or adopted open space within the site. However there is a core path to the North of the site which could be extended to lead into the site. Further connection could then be made into the village of Errol. There is no open space provision within or immediately adjacent to the site but open space is provided | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. As well as this development on this site could like into the existing core path network. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | within the village of Errol. | | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment land will be provided within this site. | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield – agricultural buildings with hard-standing on the site. | GIS aerial map/site visit | + | | + |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The site lies on an area of mineral soil with occasional peat. The site is also category 3 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Both Carbon Rich Soils and Prime Agricultural Land should be protected where possible. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is suggested that the site could be delivered within 5 years if the adoption of the Local Development Plan. | Check CFS form | + | | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that careful orientation of housing within the site will be key in maximising opportunities for solar gain. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|---|---------------------------|
| | | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site can be accessed via Loan Brae | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There are no facilities easily accessed from this site. All community facilities are found in the village of Errol which is approximately 1km away from the site. However the site is within 200m of a bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Consideration should be given to extension of bus services, core paths and cycle routes. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | The existing buildings are low quality agricultural buildings and will not be reused. | GIS aerial map/site visit | - | | - |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designations within or adjacent to this site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to | Landscape | This is quite a rural location for a housing development sight as it is outwith the village of Errol. | Check existing LDP GIS layer wild | - | Careful consideration should be given to design to ensure a high quality addition to the | 0 |

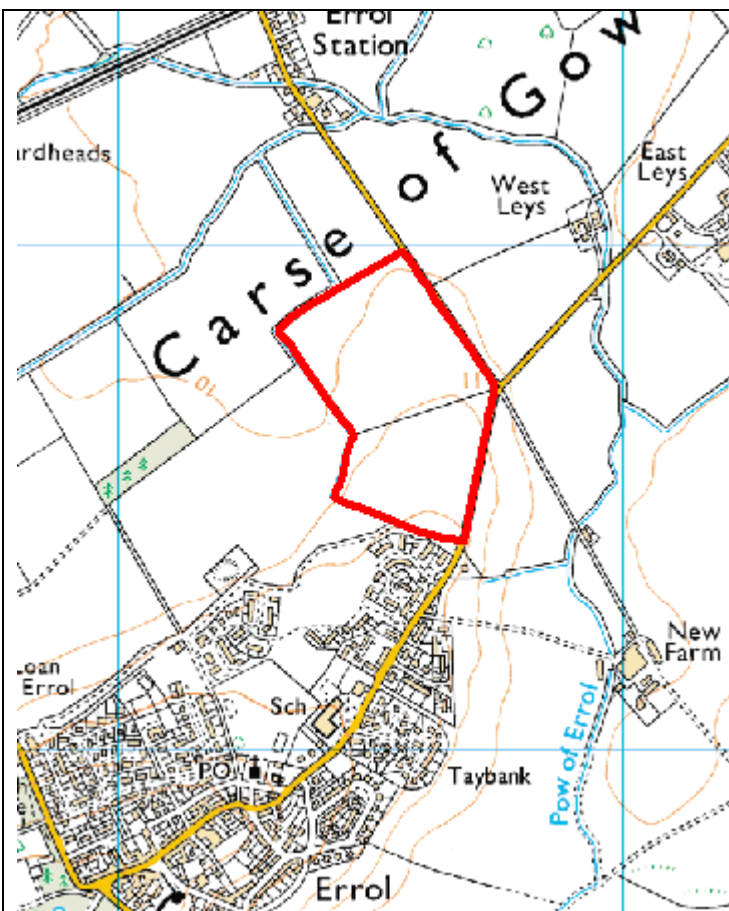
[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is an archaeological site that covers part of the western edge of this site. Further studies will need to be taken to ensure this site has no impact on any archaeological assets. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Further studies will be required to ensure development on this site has no impact on archaeological assets. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/A | | N/A | Requirement for any positive enhancements, access to features, interpretation etc | N/A |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | There is a combination of residential and agricultural uses within this site. Small scale development could be in keeping with this. The neighbouring crisps factoring may have a negative impact on a residential development. | OS map and site visit | 0 | Further investigation into the potential negative impacts of the crisp factory required. | + |
| | Are there any known constraints to development e.g. ownership, | Material | No know constraints. | Check CFS | + | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | marketability etc. | Assets | | form | | | |

| | | | |
|--|---|--|--|
| Site Name: Land North east of Errol | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications |
| Settlement: Errol | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Errol 2 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary. | Part of this site was previously considered for the LDP (MIR ref 418). |
| OS Grid Ref: | Site Size (ha): 13.6ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a slightly sloped site adjacent to the settlement of Errol. The neighbouring uses are residential and agriculture. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural Land | Proposed Use: Housing | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | There is a small watercourse running along the north west edge of the site. At the time of publication the | Check on OS map GIS Landuse | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|--|---------------------------|
| | | | updated River Basin Management Plans are not available so this assessment will be provided later. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | connection to public sewerage system + and requiring appropriate SUDS Development should be set back from watercourses to ensure there is not negative impact. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small area of high surface water flood risk to the north west of the site. | Check all the GIS Layers for flood risk | - | Development should avoid areas at risk of flooding. A Drainage Impact Assessment should be required for this site to ensure no negative impact with regards to flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no natural designations within or adjacent to this site which could be negatively impacted. However, the site is within 2 km of | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | <p>the River Tay SAC.</p> <p>No protected species recorded within or adjacent to this site.</p> | <p>d species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | | <p>will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is a small watercourse running along the north west edge of the site. Riparian woodland this watercourse. | GIS aerial map/OS map/site visit | - | <p>In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity.</p> <p>Development on this site should consider this and any opportunities to create or connect habitats should be considered.</p> | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly | | - | New development should consider sustainable travel methods and sustainable construction methods in line | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | negative environmental impacts. | | | with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within the catchment for Errol primary which does not have any additional capacity. Community facilities are located within the village of Errol. | GIS Layers for school catchments | - | Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. The development of the site could also provide land for more community facilities within Errol. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths or designated open space within the site however a core path runs along both the western and eastern edge. Development within this site should make links to existing core path network. There is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment land will be provided within this site. | Check CFS form | 0 | It is unlikely that this site would be appropriate for employment or mixed uses due to its rural location. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|--|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The majority if the site contains mineral soil with occasional peat. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Carbon rich soils require protection. Where removal is the only reasonable option the impact (in terms of CO2 emissions) must be calculated. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes – within 5-10 years of adoption of the Local Development Plan | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that the site layout could be designed to make best use of solar gain and protect from the prevailing winds. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | Site could potentially be accessed via Station Road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | generated? | | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The southern part of the site is within 200m of a bus stop (located within this village of Errol) However, on a whole the site is generally not very accessible by public transport. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Consideration of an extension to bus services/an additional bus stop would help make this site more accessible by public transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | N/A | | N/A |

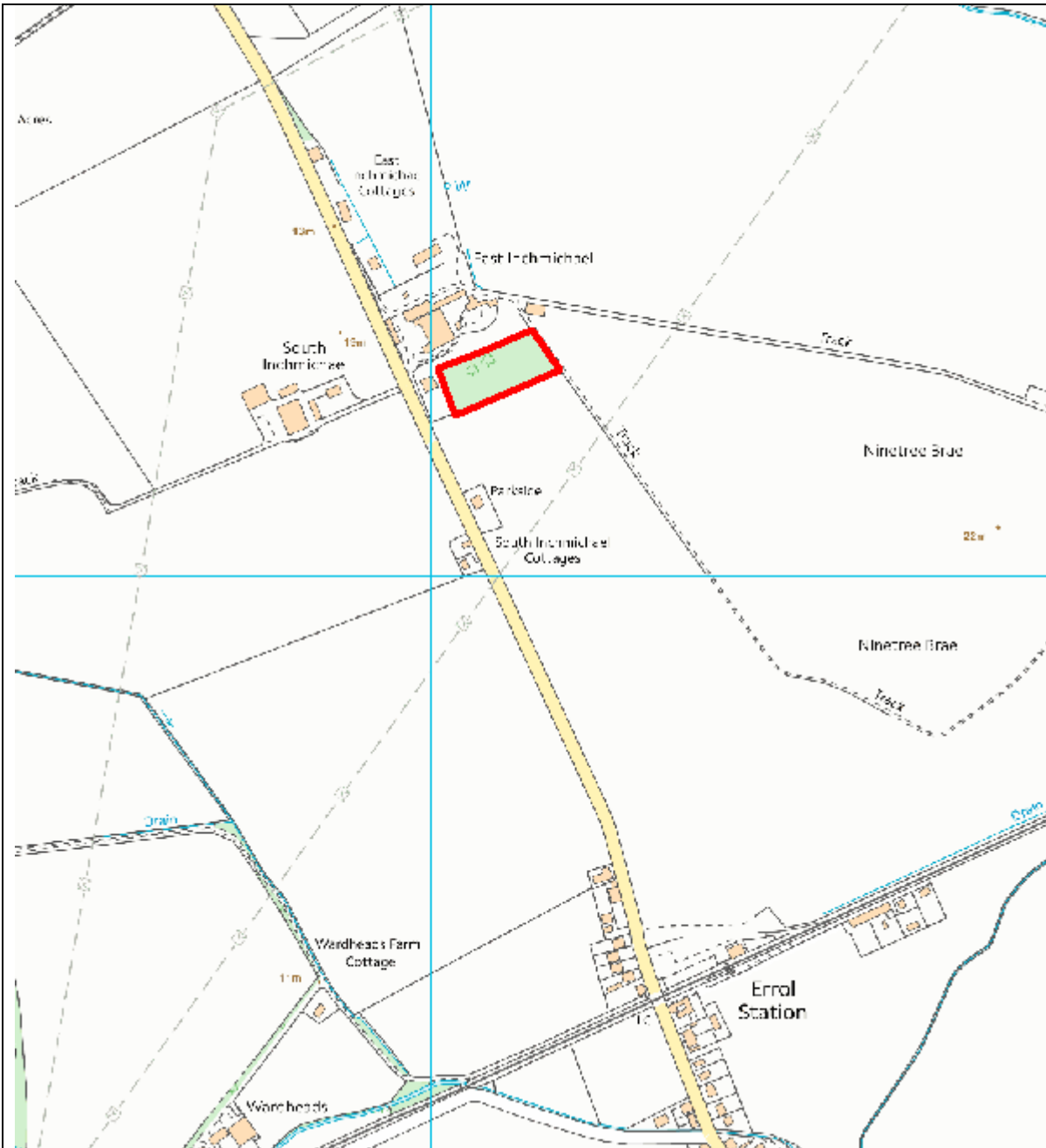
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on this site. N/A | GIS aerial map/site visit | N/A | | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designated landscape features within or adjacent to the site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site would not be in a prominent location from the village due to the slope of the land.</p> <p>However the site lies on the main approach road into Errol so careful consideration should be given to ensure it is in keeping with the existing townscape.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> | 0 | Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/A | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No waste management facilities within or adjacent to the site however there is a recycling point within the village of Errol. | GIS layer for waste management sites | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The whole of the site lies within the West Keys Archaeological Site. Further investigation will be required to ensure that development on this site does not have a negative impact on archaeological assets. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Further studies will be required to ensure development on this site has no impact on archaeological | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | Designed Landscape, Battlefields, Archaeology Site visit | | assets. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | 0 | It is possible that if there is no adverse impact on cultural assets development of this site could help enhance access to the assets identified within the site. However further study would be needed to establish whether or not this is a possibility | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Surrounding uses mainly housing and so proposed use would be compatible. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints. | Check CFS form | + | | + |

| | | | |
|--|--|---|--|
| Site Name: East Inchmichael | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Planning Application 09/01563/FLL approved for ancillary accommodation |
| Settlement: Errol | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Errol 3 | Outside or adjacent to a settlement boundary? Out with the settlement boundary for Errol. | This site was previously submitted to the MIR as part of a larger site (MIR ref 500) but was considered to be contrary to the preferred spatial strategy. |
| OS Grid Ref: | Site Size (ha): 0.77 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a small site outwith the village of Errol, It lies south of the Cairn O' Mohr Winery. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Houses, Retail and Bar, Industrial, Agricultural | Proposed Use: Housing along south of site, Retail, Industrial and Agricultural | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses within or adjacent to the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Apply policy EC3 will avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS will all reduce and impact on the water environment. | + |
| | Can the option connect to the | Water | | GIS Layer for | | Policy EP3B | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | public foul sewer? | | | existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The site does not appear to be at risk of flooding. | Check all the GIS Layers for flood risk | 0 | SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the villages vulnerability in terms of flooding. | + |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no natural designations within or surrounding the site so it is unlikely that development on this will impact this. There are no protected species recorded on this site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or connect habitats should be considered. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are no woodland areas or watercourses within the site, however the loss of greenfield land could result in a negative impact as it could increase habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | In line with Policy NE3 Biodiversity new development should protect and enhance biodiversity. Development on this site should consider this and any opportunities to create or connect habitats should be considered. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site is within the catchment for Errol primary which does not have any additional capacity. All community facilities are located | GIS Layers for school catchments | -- | The site lies out with the village of Errol and so there is limited access to community facilities. However it is possible that new community facilities could be | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | within the village of Errol. | | | provided on this site. Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths or adopted open space within the site. It is possible that development of this site could result in further connection to the Core Path Network around Errol. There is no open space provision within or immediately adjacent to the site but open space is provided within the village of Errol. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. As well as this development on this site could link into the existing core path network | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | This site is unlikely to provide significant employment opportunities. | Check CFS form | 0 | It is unlikely that this site would be appropriate for an employment or mixed use allocation due to its rural location. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | The site is within and area of mineral soil (no peat). As well as this the site | GIS Layers for carbon richness | - | Prime agricultural land should be protected where possible. Where this is not possible good | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | (see notes) | Soils | is category 2 prime agricultural land. | (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | quality soils should be removed for use in other parts of Perth and Kinross. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes – within 5 years of adoption of the LDP | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that the south of the site is south facing, more trees and shrubs could be planted to break up the building mass and give the buildings shelter. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site could be accessed from existing road (unclassified) at Cairn O Mohr Winery. | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is not easily accessed by public transport. The nearest community facilities are located in the nearby village of Errol (approximately 2km away). | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services | - | Consideration should be given to extension of bus services, core paths and cycle routes. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | | and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | N/A | | N/A |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan as it is outwith the tiered settlements | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | There is an existing building on the site but it is not proposed that this | GIS aerial map/site visit | - | Seek reuse if appropriate to reuse, considering their suitability and their | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|---|---|--|--|--|--------------------------|--|---------------------------|
| | | | would be reused. | | | contribution to built heritage | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designations within or adjacent to this site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Due to the rural location of the site large amounts of development would not be considered suitable. Any development should be in keeping (in terms of scale and design) with the surrounding buildings. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/A | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | East Inchmichael farm house is a category B listed building. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Development of this site could enhance access and the setting of the listed building. | | 0 | Requirement for any positive enhancements, access to features, interpretation etc | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The surrounding uses are mainly agricultural so housing development may not be best suited to this site, unless the houses are for agricultural workers as suggested. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints. | Check CFS form | + | | + |

FORGANDENNY

| | | | |
|--|--|--|--|
| Site Name: Forgandenny1 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Forgandenny | GIS Site Ref: Forgandenny1 MIR Site Ref: Pre-MIR Site Ref: Forgandenny1 | Outside or adjacent to a settlement boundary? Adjacent to, and partially within, settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 2.4ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is to the south of B935 road at the southern end of the village. There are residential properties adjoining the north-west section of the site, with further properties to the north and west. The land is undeveloped agricultural land and slopes from the south-east to north-west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments: Part of the site falls within the settlement boundary. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | Plans are not available so this assessment will be provided at a later date. | | | impacts on water environment. Policies EP2 and EP3 would apply. | |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No risk identified. | GIS | -- | Flood Risk Assessment and Drainage Impact Assessment would be required, including implementation of SUDS to mitigate against any negative impacts on water environment. Policies EP2 and EP3 would apply. | - |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Protected species recorded within close proximity to the site: <ul style="list-style-type: none"> - Common toad - Hedgehog - Red squirrel - Common frog | GIS | - | Ecological Impact Assessment potentially required to assess any possible impact on protected species. Site design and layout will incorporate landscaping (including native species) as well as measures to improve biodiversity on the site. Any mature vegetation/trees on boundaries that add to the biodiversity value of the area will be retained. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|-----------------------------------|--|---|--------------------------|--|---------------------------|
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geo-diversity interests identified. | GIS | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Existing mature vegetation/trees located on the field boundaries. | GIS | - | Retain existing trees/vegetation including hedgerows on field boundaries, and incorporate landscaping to ensure wildlife can permeate through the site. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | GIS, Aerial | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site lies within the catchment of Dunning Primary School which is currently operating at 95% capacity and could not accommodate further numbers. | GIS | -- | A developer contribution would be required for educational purposes. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity | Popl and human health or material | Limited amenity space within the settlement. Core path adjoins the | GIS | 0 | Enhancement of local open space and core paths could provide a positive impact, | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | and accessibility to open space or result in a loss of open space? | assets | western edge of the site. | | | including connecting to existing core path to the west of the site. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Improved pasture, brown forest soils. | GIS | - | Re-use of soil in local area | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site contains Class 4.1 agricultural land. | GIS | - | Reuse of soil in local area. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site moderately sloping to the north-west and could take advantage of aspect for solar gain. | GIS, CFS form | 0 | Design layout to ensure solar gain and possible shelterbelt planting to west and south of the site to limit effects of prevailing SW winds. Include | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | <p>Access would be taken from B935 or Kinnaird Road to the west.</p> <p>No significant road network issues identified, however further assessment required.</p> | GIS | - | <p>Application of Policy TA1B.</p> <p>Transport Statement would be required to assess potential impact on road network.</p> <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements.</p> <p>Very limited services available in Dunning, requirement to travel elsewhere for various services.</p> | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | No constraints identified. | GIS/OS Map | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No buildings on site. | GIS/OS Map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Majority of site contained in Ochil Hills Special Landscape Area. Section of site contained within SNWI designation. Sloped site overlooking main thoroughway through village. | GIS | - | Policy ER6 would apply. Landscape appraisal required. Sensitive site layout and design required, including high quality landscaping and retaining mature trees/vegetation on site boundaries, particularly to the north edge which fronts on to the road. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Sloped site overlooking main thoroughfare through village. Site provides setting for existing houses in Forgandenny when entering from East. | GIS | - | Landscape appraisal required to assess impact and to identify mitigation measures to reduce visual impact on the setting of the village. Sensitive design and layout of development to minimise landscape impact. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not designated as greenbelt. | GIS | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | GIS | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | GIS | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Majority of site is covered by the Kinnaird Road Rig and Furrow archaeological site boundary. Site is south of Forgandenny Conservation Area but unlikely to impact on its setting. | GIS | - | Archaeological Impact Assessment to assess potential impact on archaeological site and its setting. Ensure sensitive design and layout to reduce any potential impact on heritage designation. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | GIS | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|--|---|
| Site Name: Forgandenny2 | Source of site suggestion: pre-MIR consultation site. | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Forgandenny | GIS Site Ref: Forgandenny2 MIR Site Ref: Pre-MIR Site Ref: Forgandenny2 | Outside or adjacent to a settlement boundary? Within settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 1.5ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is to the north of B935 road at the northern section of the village. There are residential properties adjoining the south and northern boundaries. The land is undeveloped agricultural land. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture/Designated Open Space | Proposed Use: Residential | Initial Officer Comments: Site falls within the settlement boundary/Conservation Area and is currently designated as open space. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Very small section of site (west) subject to medium probability of surface water flooding. At the time of publication the | GIS | - | Further investigations may be required including implementation of SUDS to mitigate against any negative | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | updated River Basin Management Plans are not available so this assessment will be provided at a later date. | | | impacts on water environment. Policies EP2 and EP3 would apply. | |
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B would apply. | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No risk identified. | GIS | - | Further investigations may be required including implementation of SUDS to mitigate against any negative impacts on water environment. Policies EP2 and EP3 would apply. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Loss of agricultural land. | GIS | - | Site design and layout will incorporate landscaping (including native species) as well as measures to improve biodiversity on the site. Any mature vegetation/trees on boundaries that add to the biodiversity value of the area will be retained. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geo-diversity interests identified. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Existing mature vegetation/trees located on the field boundaries. | GIS | - | Retain existing trees/vegetation including hedgerows on field boundaries, and incorporate landscaping to ensure wildlife can permeate through the site. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? | Air | Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts. | GIS, Aerial | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The site lies within the catchment of Dunning Primary School which is currently operating at 95% capacity and could not accommodate further numbers. | GIS | -- | A developer contribution would be required for educational purposes. | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Limited amenity space within the settlement. Path and green corridor adjoins the eastern edge of the site. | GIS | 0 | Enhancement of local open space and paths could provide a positive impact, including connecting to existing path to the east of the site and forming an extension of the existing green corridor which would link in with the mature trees to the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--------------------------------------|---|--------------------------|--|---------------------------|
| | | | | | | west of the site. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS, GIS | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Brown forest soils. | GIS | - | Re-use of soil in local area | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No classification identified. | GIS | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site generally flat. | GIS, CFS form | 0 | Design layout to ensure solar gain. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | | | | | | precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access would be taken from B935 or Station Road to the west. No significant road network issues identified, however further assessment required. | GIS | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements. Very limited services available in Dunning, requirement to travel elsewhere for various services. | GIS | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Above-ground telephone lines exist on site. | GIS/OS Map | - | Site layout to ensure that existing facilities are not negatively impact upon. | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a | Material Assets | Contrary to TAYplan strategy to focus new development in tiered | | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|---|---------------------------|
| | site identified in the Strategic Development Plan? | | settlements. | | | | |
| | Will the site make use of existing buildings? | Material Assets | No buildings on site. | GIS/OS Map | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No landscape designations associated with site. | GIS | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site on an open agricultural field in centre of village. Site contributes to setting of Conservation Area and key views of the village from Station Road and along B935 from the west. | GIS | - | Landscape appraisal required to assess impact and to identify mitigation measures to reduce visual impact on the setting of the village. Sensitive design and layout of development to minimise landscape impact. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site not designated as greenbelt. | GIS | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the | Material Assets and Human | No. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | waste handling operation? | Health | | | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Site is not for waste management activities. | GIS | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site contained within Forgandenny Conservation Area. Two archaeological findspots located in the centre of the site. | GIS | - | Ensure sensitive design and layout to reduce any potential impact on CA designation. Design statement required. Archaeological Impact Assessment potentially required to assess impact on archaeological sites and its setting. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with | No opportunities identified. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | CFS form | 0 | | 0 |

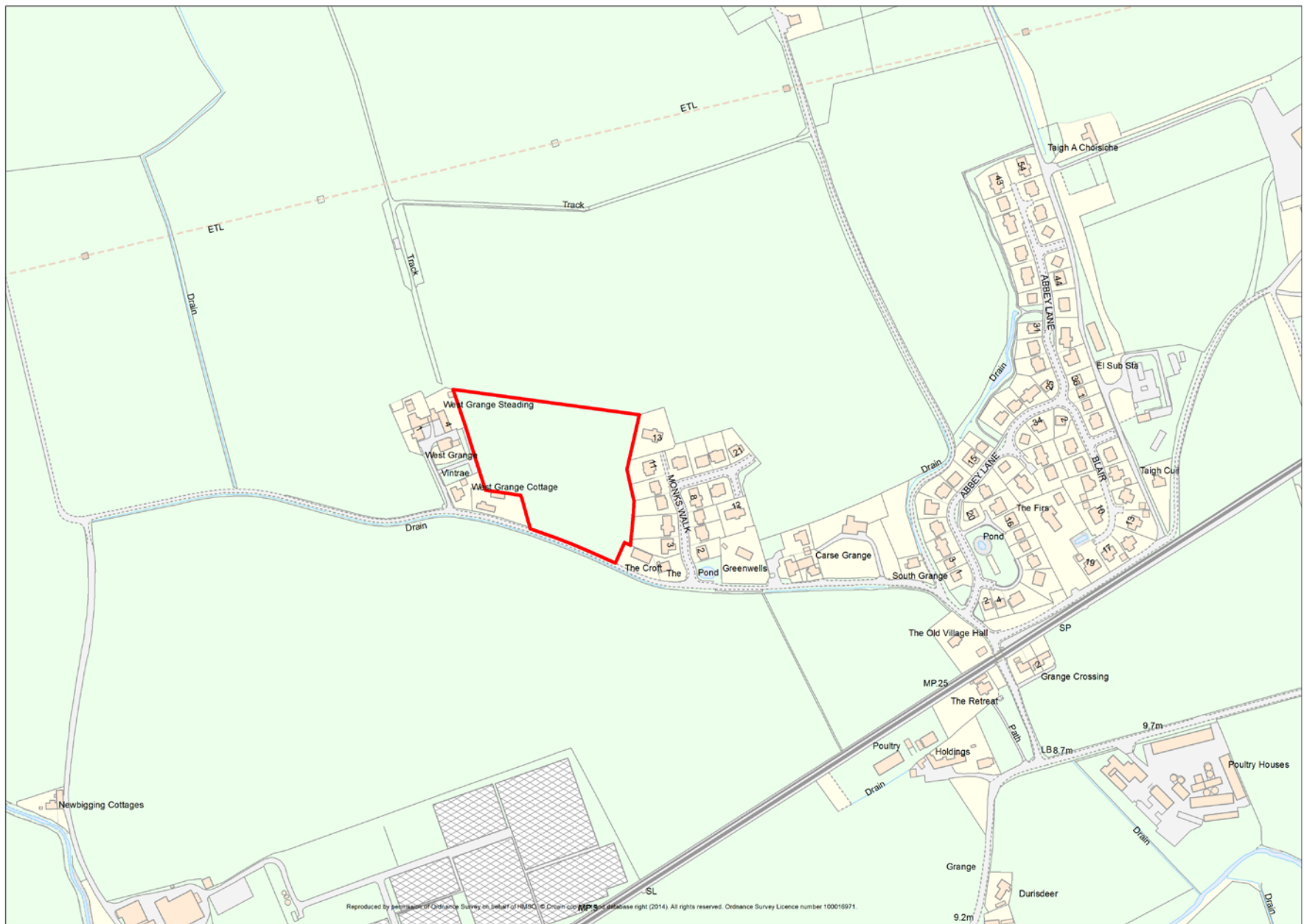
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|----------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

GRANGE

| | | | |
|---|--|---|---|
| Site Name: Abernyte | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: No previous applications |
| Settlement: Abernyte | GIS Site Ref: Abernyte 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 2.2 | Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing | Initial Officer Comments Large site in a small settlement | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No water course adjacent to site but potential connections with the risk of flooding. | GIS | - | Flood risk assessment may be required to establish the impact that development would have on the surface water issue. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | River flooding along the road and into the edge of the settlement. Surface water on the road outwith the site but not within the site. | GIS | - | Flood risk assessment may be required to establish the impact that development would have on the surface water issue. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Limited impact – no biodiversity present on site. Potential linkages to Tay catchment area due to flooding | GIS | - | Flood risk assessment may be required to establish the impact that development would have | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|---|---|--------------------------|-----------------------------|---------------------------|
| | | | <p>potential. SAC with 1.5km of site</p> <p>It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site</p> | | | on the surface water issue. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geodiversity present. | | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No watercourse or woodland within site. | | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | Site within a small, built up area. Unlikely to have issues with air. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Errol primary school catchment area. School at capacity. | 1.4 km from Errol primary school. | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Small amount of amenity space. Core path outwith the site. Open space 400 metres. Core path 800 metres. | GIS | + | Enhancement of core path and amenity space may be required to provide better access to these facilities. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | Housing proposal with potential for community space | CFS | + | The creation of a community space would have a benefit for the local settlement. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | Aerial | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No contaminated land issues. Agricultural land. | Field crops on GIS. | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site could be deliverable . | | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the | Climatic | Flat site facing south. | Aerial | + | South facing houses taking advantage of site orientation. | ++ |

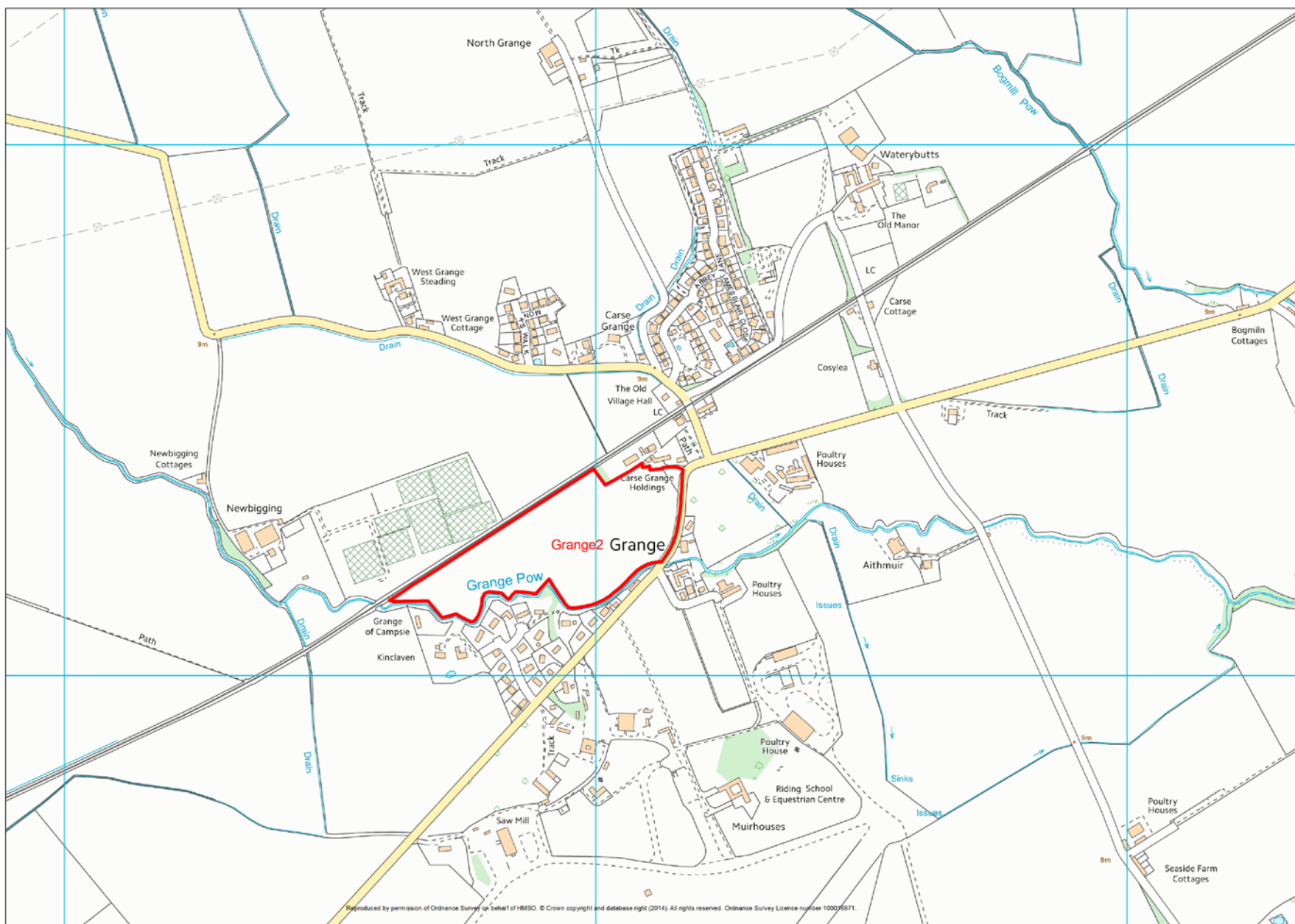
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|--|---|--------------------------|---|---------------------------|
| | site protected from prevailing winds? | factors | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access directly onto minor road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Outwith bus stop buffer of 400m. | GIS | - | N/A | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No servicing constraints. Rail network 200m. | | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No, outwith tiered settlement. | | -- | N/A | -- |
| | Will the site make use of existing buildings? | Material Assets | No | | - | N/A | -- |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | No landscape designations | None | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is adjacent to housing sites. It fits within the development of the village. | | + | Would require careful design and landscaping to ensure countryside setting is enhanced | ++ |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area in Errol. | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No archaeology present. | | N/A | | N/A |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No real opportunities to improve cultural heritage. | | N/A | | N/A |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes, housing sites on both sides of site. | | + | Careful design to incorporate the development within the settlement. | ++ |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | | + | | + |

| | | | |
|--|--|--|--|
| Site Name: Grange 2 | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site part on a larger application for a village which was refused permission in 2007. |
| Settlement: Grange | GIS Site Ref: Grange 2 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within. | |
| OS Grid Ref: | Site Size (ha): 8 | Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is bounded by a burn and adjacent to the railway line. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Housing with community facilities | Initial Officer Comments Site on agricultural land. It has limited access to a road and is currently quite difficult to access for a visit. There are flooding issues within the site and is not in a tiered settlement therefore is contrary to TAYplan and LDP strategy. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Site is at medium risk of flooding and water could impact on River Tay. Burn runs along the boundary of the site. | | -- | Flood risk assessment required to establish the developable area of the site. | - |
| | Can the option connect to the public foul sewer? | Water | Yes | | + | | + |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Site is at risk of flooding and water could impact on River Tay. | GIS | -- | Flood risk assessment required to establish the developable area of the site. | - |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Site is at risk of flooding and water could impact on River Tay. Burn runs along the boundary of the site. SAC with 750m of site. It does lie within | GIS | -- | Policy NE3 Biodiversity. Policy EP3B Setback development from | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site. | | | watercourse and existing woodland. However post development issues with trees could remain. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geodiversity present. | | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Watercourse present on site so biodiversity habitat could be affected. | | -- | Policy NE3 Biodiversity. Policy EP3B Setback development from watercourse and existing woodland. However post development issues with trees could remain. | - |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | Site on agricultural land adjacent to railway line. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|---|--|--|--|---|--------------------------|---|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Errol primary school catchment area. School at capacity running at 145%. 1.4 km from Errol primary school. | GIS | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path 350 metres. | GIS | + | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | Housing proposal with community facilities | CFS | + | Development of village hall would have a positive impact on the community. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | Aerial | - | Reuse soils locally | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Field crops. | Aerial | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|---|---------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | Unlikely due to constraints | | - | | - |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Flat site facing north | | - | South facing houses taking advantage of site orientation. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access is not clear and would need further investigation. | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Within bus stop buffer of 400m. | | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No servicing constraints. Rail network adjacent. | | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No, outwith tiered settlement. | | -- | | -- |
| | Will the site make use of | Material | No | | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|---|---------------------------|
| | existing buildings? | Assets | | | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No landscape designations | None | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is adjacent woodland and burn running through it. Some buildings adjacent but would need to ensure the countryside setting is maintained. | | -- | Sensitive design, however impacts cannot be sufficiently mitigated by design. | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No. | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area in Errol | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site is surrounded by archaeology due to wartime airfield. | | - | Archaeological survey/investigative trench work may be required. | + |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Site is adjacent to a disused airfield with wartime buildings. Proposal to create access into site could assist in access to wartime heritage. | | + | Opportunity to reflect this setting through design and references to this previous use. | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics | Flood risk on site would prevent most of it being developable. | | -- | Flood risk assessment would be required to determine actual developable area. Could be | -- |

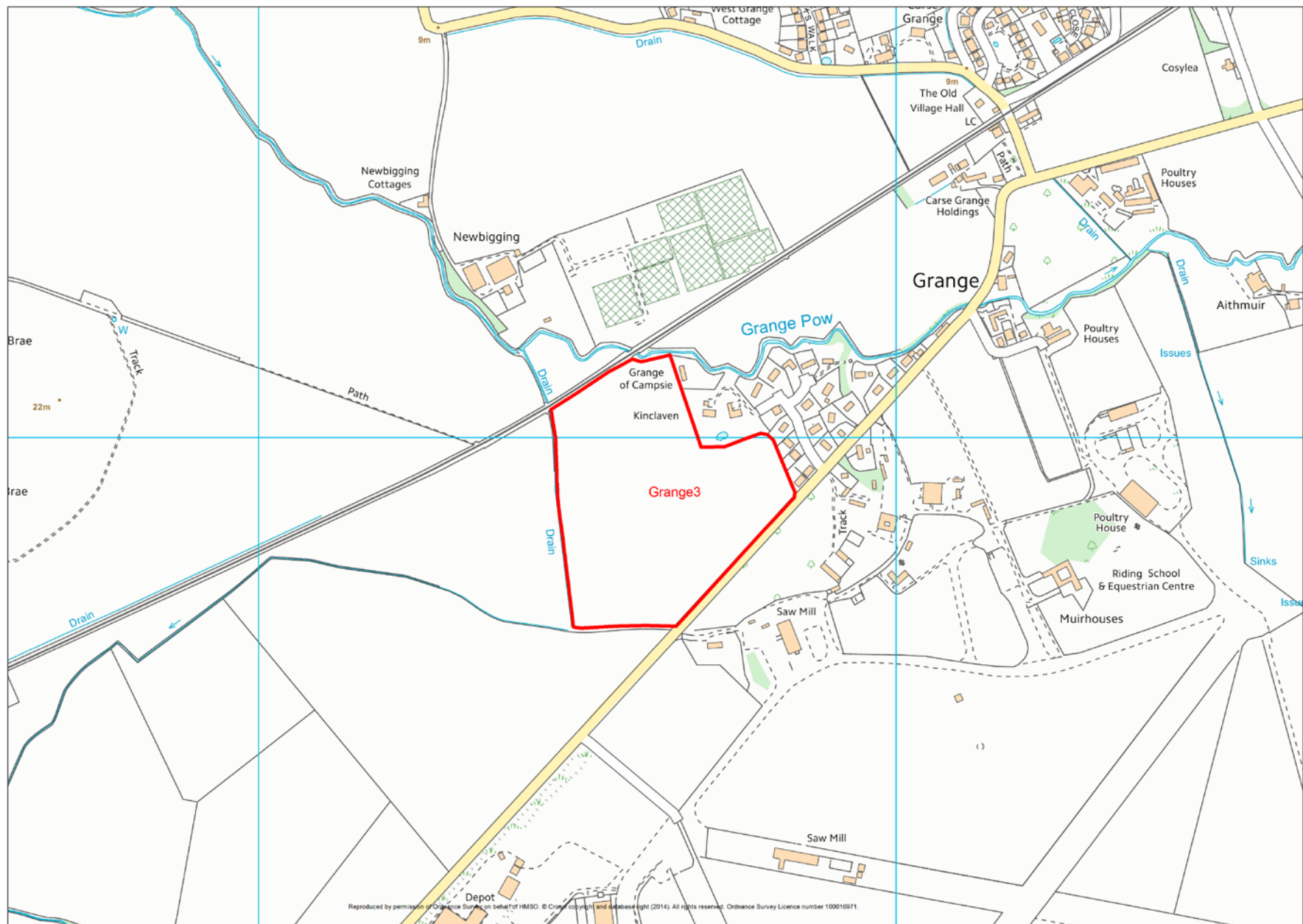
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--------------------------------------|---------------------------|
| | | depending on neighboring uses | | | | potentially for less than 10 houses. | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None | | N/A | | N/A |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|---|---|---|
| Site Name: Grange 3 | Source of site suggestion: CFS | | Site History/Previous planning applications, existing local plan policies and proposals: No previous applications. |
| Settlement: Grange | GIS Site Ref: Grange 3 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 10 | Within a TAYplan preferred Settlement, if so which settlement tier? Untiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing with community facilities | Initial Officer Comments: Site on agricultural land adjacent to housing. It is a large site with surface flooding evident during site visit. It is contrary to TAYplan and LDP strategy as it is outwith a tiered settlement. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Impact on River Tay catchment due to flood risk. Tay SAC 1.4kn | | -- | Flood risk assessment required to establish the developable area of the site. | - |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Entire site a risk of flooding. | Medium risk throughout | -- | Flood risk assessment required to establish the developable area of the site. | - |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Flood risk within site means could be impact on Tay SAC. It does lie within the catchment of the River Tay SAC. However | Tay SAC 1.4kn | -- | Flood risk assessment required to establish the developable area of the site. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site | | | Policy NE3 Biodiversity. Policy EP3B Setback development from watercourse and existing woodland. However post development issues with trees could remain. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland adjacent and water course could have negative impact on habitat corridor | | - | Policy NE3 Biodiversity. Policy EP3B Setback development from watercourse and existing woodland. However post development issues with trees could remain. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No real impact on air quality as site within small settlement. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Errol primary school catchment area. School at capacity running at 145%. 1.4 km from Errol primary school. | GIS | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Amenity space within the settlement. Core path 1 km. | GIS | + | Could enhance core path & open space within settlement. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | Possible community facility on offer. | CFS | + | Could provide village centre. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | Aerial | - | Reuse soils locally | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Field crops. | GIS | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unlikely due to constraints on site | | - | | - |
| | Site aspect – does the site make best use of solar gain? Is the site | Climatic factors | South facing | | + | Could enhance solar gain through careful design | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|-----------------------------------|---|--------------------------|---|---------------------------|
| | protected from prevailing winds? | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Adjacent to road. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Outwith 400m bus stop buffer. | | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Adjacent to rail network. | | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No outwith tiered settlement. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | Agricultural land – no buildings. | | - | | - |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | No designated sites | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|---|--|--|--|---|--------------------------|--|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is adjacent woodland and burn running through it. Some buildings adjacent but would need to ensure the countryside setting is maintained. | | - | Sensitive design to ensure countryside setting is kept | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area in Errol. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|-------------------------|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology within site | | - | Archaeological survey/investigative trench work may be required. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Possible improvements | | + | Site would have to ensure archaeological survey was undertaken and reference was made to previous use through design of the site. | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighborin | Countryside setting | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | g uses | | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | + | | + |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|---|---|--|
| Site Name: Grange 4 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: Permission for sustainable village for Morris Leslie. Permission to extend consent for 3 years given in 2013. |
| Settlement: Grange | GIS Site Ref: Grange 4 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 7.4 | Within a TAYplan preferred Settlement, if so which settlement tier? | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is adjacent to and part of a disused airfield on a flat site very close to River Tay. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing | Initial Officer Comments: Site on agricultural land adjacent to housing. Contrary to TAYplan strategy. Planning consent already granted to site adjacent. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|--|--|------------------------------------|--|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Impact on River Tay catchment due to proximity. | Tay SAC 1.4kn | -- | Flood risk assessment required to establish the developable area of the site. | |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Some surface water flood risk. | Medium risk | - | Flood risk assessment required to establish the developable area of the site. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect | Bio flora and | Impact on River Tay catchment due to proximity. It does lie within the | Tay SAC 1.4kn | -- | Flood risk assessment | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|---------------------------------------|--|--|------------------------------------|--|-------------------------------------|
| | biodiversity, flora and fauna interests? | fauna | catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site | | | required to establish the developable area of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland adjacent and water course could have negative impact on habitat corridor | GIS | - | Would required maintaining and enhancing watercourse/tree belt | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | No real impact on air quality as site within small settlement. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|--|--|--|------------------------------------|---|-------------------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Errol primary school catchment area. School at capacity running at 145% | | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Lack of access to open space. Core path in close proximity to site. | 500m to core path. | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Mixed use proposal. | | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield and greenfield site | | 0 | | 0 |
| | Are there any contaminated land/ soils | Material Assets and Soils | Possible contamination on airfield section of site. | | ? | | ? |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---|--|------------------------------------|--|-------------------------------------|
| | issues on the site? (see notes) | | | | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Permission approved for extension to consent time. Unknown if deliverable. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Flat site facing south. Quite exposed | Aerial | + | South facing houses taking advantage of site orientation. | ++ |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Half the site adjacent to road. Other half more inaccessible | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Some of the site within the 400m bus stop buffer. | | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Close to rail network. | | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|--|--|------------------------------------|---|-------------------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area in Errol | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology within site | | -- | Archaeological survey/investigative trench work may be required. | – |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Site is a disused airfield with wartime buildings.. | | + | Opportunity to reflect this historic setting through design and references to the previous use including street | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|---|---|---------|--|------------------------------------|---|-------------------------------------|
| | | | | | | names, information boards and creation of specifically designed open space. | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | | + | | + |

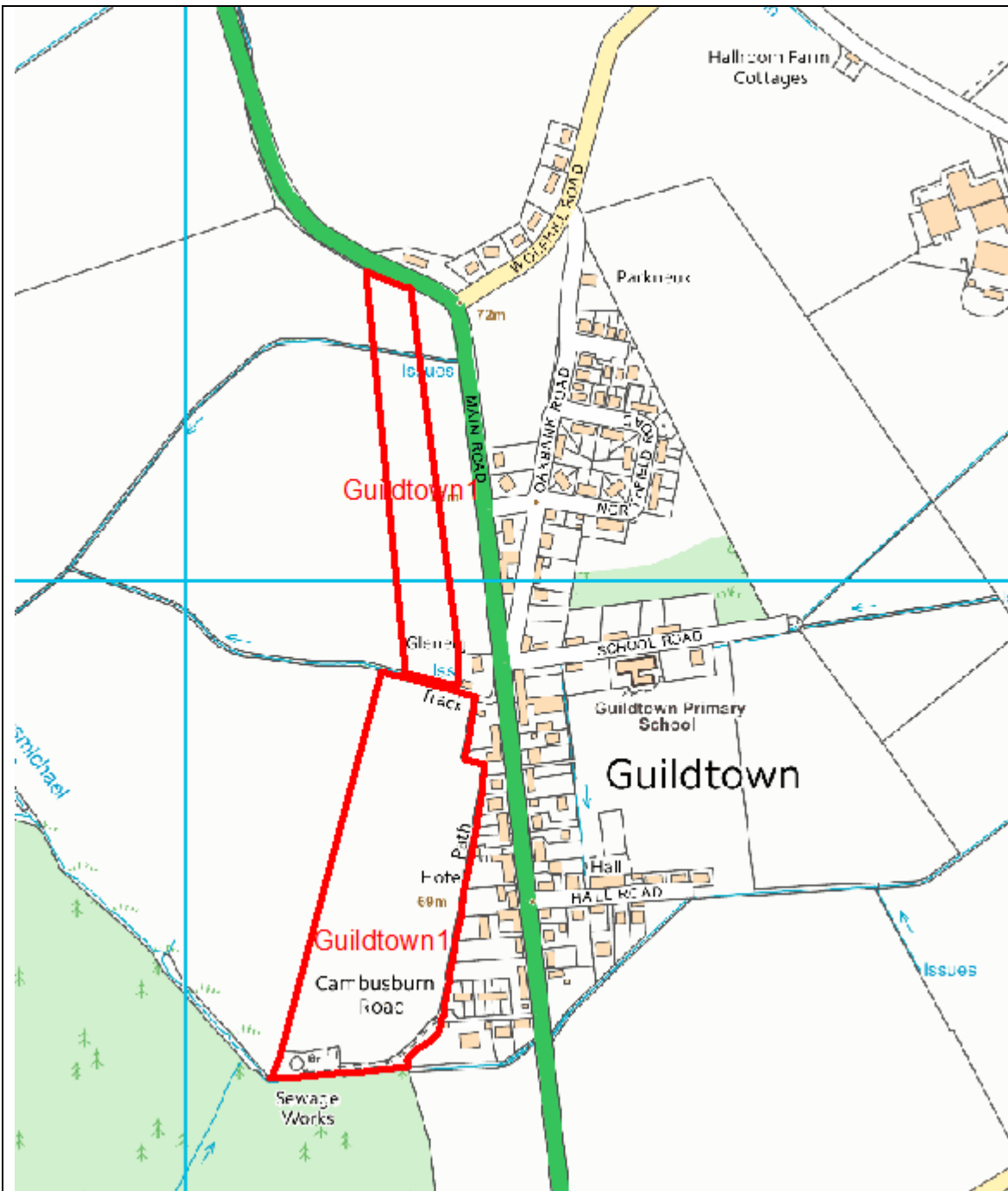
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

GUILDTOWN

| | | | |
|--|---|--|---|
| Site Name: Guildtown 1 | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Planning App 14/02037/FLL for the waste water treatment works on the south part of the site. This site where previously submitted to the LDP (MIR ref 482/485) but not carried forward into the MIR |
| Settlement: Guildtown | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Guildtown 1 | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 5ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not within a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This site lies to the wets of the existing village. It is a relatively flat site currently used for agriculture. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural Land | Proposed Use: Mixed Use master planned site. | Initial Officer Comments Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Cambusmichael burn flows to the south of this site and two smaller burns flow through the middle of the site and along in the north of the site. Development of this site could have a potentially negative impact on these burns. .</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>No culverting of burns and restoration of any watercourses that have been previously diverted (in line with policy EP3D), will protect the water environment.</p> <p>Development should be set back from watercourses.</p> <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> | 0 |
| | Can the option connect to the | Water | Waste Water treatment works it the | GIS Layer for | | Policy EP3B | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|--|---------------------------|
| | public foul sewer? | | lies within the south end of the site. | existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | According to SEAP flood maps the Cambusmichael burn is a potential flood risk. The southern section of the site is an area with a medium probability of flooding. | Check all the GIS Layers for flood risk | - | A flood Risk Assessment should be undertaken to ensure development is located away from areas that may flood. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no nation/international/location designations within this site but it is within 2km of the River Tay SAC.</p> <p>Hedgehogs have been recorded in the south east area of this site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Application of policy NE3 Biodiversity will ensure the protection of hedgehogs.</p> <p>The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No woodland within the site but the southern edge of the site borders and ancient woodland. Potentially negative impact on habitats surrounding the three waterways that runs through this site. | GIS aerial map/OS map/site visit | - | <p>Waterway and habitats surrounding them should be protected and development should be set back from these areas.</p> <p>Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts on woodland, woodland should be retained in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy.</p> <p>Considerations should be given to the potential to increase habitat connectivity throughout the site.</p> | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Development within Guildtown is currently restricted as it could have negative impacts on air quality. However this will be reduced by the development of the CTRL. | | - | New development should consider sustainable travel methods and sustainable construction methods in line with policies TA1 and EP1. This will help mitigate against any negative impact on air quality | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>It is suggested that this site could provide additional village facilities if required.</p> <p>It is within the Guildtown Primary school catchment which does not have any additional capacity. It is currently running at 126% capacity.</p> <p>There is already a large public park in Guildtown.</p> <p>An adopted Core path runs through the south eastern corner of this site.</p> | GIS Layers for school catchments | -- | <p>Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development.</p> <p>The site could connect into and where possible improve the existing Core Paths.</p> <p>New community facilities could be provided on this site where required.</p> | - |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | <p>There is already a large public park in Guildtown.</p> <p>An adopted Core path runs through the south eastern corner of this site.</p> | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | <p>Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals.</p> <p>The site could connect into and where possible improve the existing Core Paths.</p> | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Potential for some land to be allocated as employment through the master planning process. | Check CFS form | 0 | It is unlikely that this site would be appropriate for employment or mixed uses due to its rural location. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield. | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of carbon rich soils or prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is suggested that the site can be orientated to maximise solar gain. Shelter belts can be planted to protect any new development from prevailing winds. | Check CFS form, aerial map and possibly site visit | + | In line with policy EP1 development should look towards creating sustainable buildings. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | The site lies just off the A93 and access can be taken from the new road (built by Scottish Water) within the site. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | generated? | | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is close to existing facilities within Guildtown including bus stops, the local primary school and the village hall. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | Community facilities could be developed within this site. The site is currently well accessed by public transport. | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | N/A | | N/A |

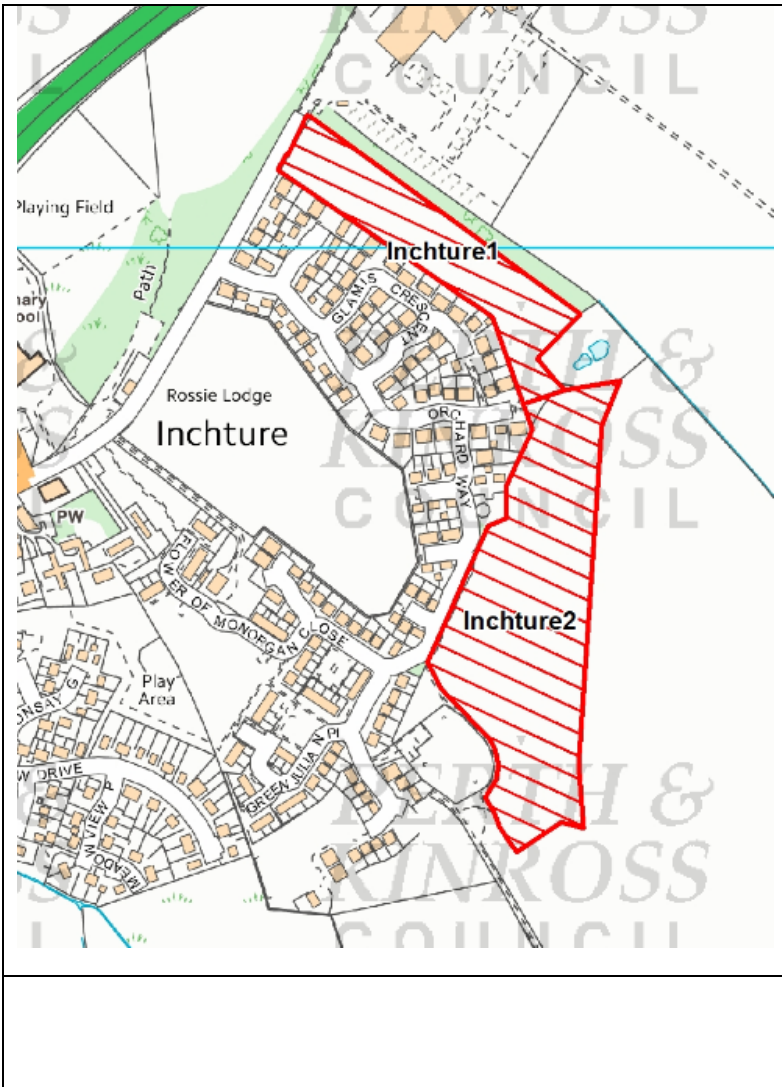
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | This site is contrary to TAYplan as it is outwith the tiered settlements. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of existing buildings? | Material Assets | No existing buildings on site. | GIS aerial map/site visit | N/A | | N/A |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No landscape designations within or surrounding this site. | GIS layers for NSA, and SLA | N/A | | N/A |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>This site is quite large in comparison the existing settlement and may be difficult to fit into existing townscape.</p> <p>However as the site is flat and adjacent to the settlement it could fit in with the landscape.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> | - | Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | This proposal is outwith he greenbelt. | GIS layer greenbelt | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No Waste management sites within or near the site proposed There is a recycling point within the village of Guildtown. | GIS layer for waste management sites | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | N/A | | N/A |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is an archaeological site in the southern part of the site. Further study would be needed regarding this. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Further studies will be required to ensure development on this site has no impact on | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | Designed Landscape, Battlefields, Archaeology Site visit | | archaeological assets. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | N/A | | N/A |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Neighbouring uses are mainly housing so further development is likely to be compatible with this. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints. | Check CFS form | + | | + |

INCHTURE

| | | | |
|---|--|--|---|
| Site Name: | Source of site suggestion: All landowners/interested parties identified/aware? Muir Homes, in control of site. | | Site History/Previous planning applications, existing local plan policies and proposals: Presented at the previous Call for Sites stage. |
| Settlement: Inchtute | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Inchtute 1&2 | Outside or adjacent to a settlement boundary? Inchtute 1 within settlement boundary, Inchtute 2 outwith but adjacent to boundary. | |
| OS Grid Ref: | Site Size (ha): Both sites 5.27 (3.41 Inchtute 2) | Within a TAYplan preferred Settlement, if so which settlement tier? Within Greater Dundee Housing Market | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Low lying land typical of the area, adjacent to recent Muir development – proposal is for an extension to recent development site. Considerable contributions were given to upgrade school and community facilities from the last development so further housing would help support these services. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Designated open space and agriculture | Proposed Use: Residential | Initial Officer Comments Inchtute 1 is currently within settlement boundary although designated open space and Inchtute 2 is outside although adjacent to settlement boundary. Site would be a large extension to the recent development. One of the larger settlements within the Greater Dundee Housing Market Area. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Small burn and pond adjacent to site. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding to the south of the site, very minor section low probability to the south. Minor parts of site also identified for surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding on site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Treebelt surrounding parts of site. Site in agricultural use so will have biodiversity value. No international designations in surrounding area and outwith all significant watercourse catchments. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly habitat fragmentation due to close proximity to adjacent watercourses and trees. | GIS aerial map/OS map/site visit | - | <p>Ensure development is set back from watercourses and woodland. Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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.</p> | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air | Air | No | | 0 | n/a | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Southern section of site consists of peaty gleys with peat. Site consists of agricultural land graded 2 and 3.1. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | + | Good quality soils should be removed for use in other parts of Perth and Kinross. | + |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within the LDP period | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site has southern facing aspect to it although minimal shelter from prevailing winds apart from new housing development. | Check CFS form, aerial map and possibly site visit | | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Town centre roughly 500 metres from site. Site outwith 400m buffer for bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. Consider extension of bus services within Inchtute. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Surrounding area has new development by same developer therefore it would be in-keeping with existing design. Agriculture provides boundary from east to south. Inchtute 1 within settlement boundary although designated open space. Inchtute outwith although adjacent to settlement boundary. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Landscaping and tree planting to screen the development should be required to minimise the visual impact from the south-eastern border. | + |

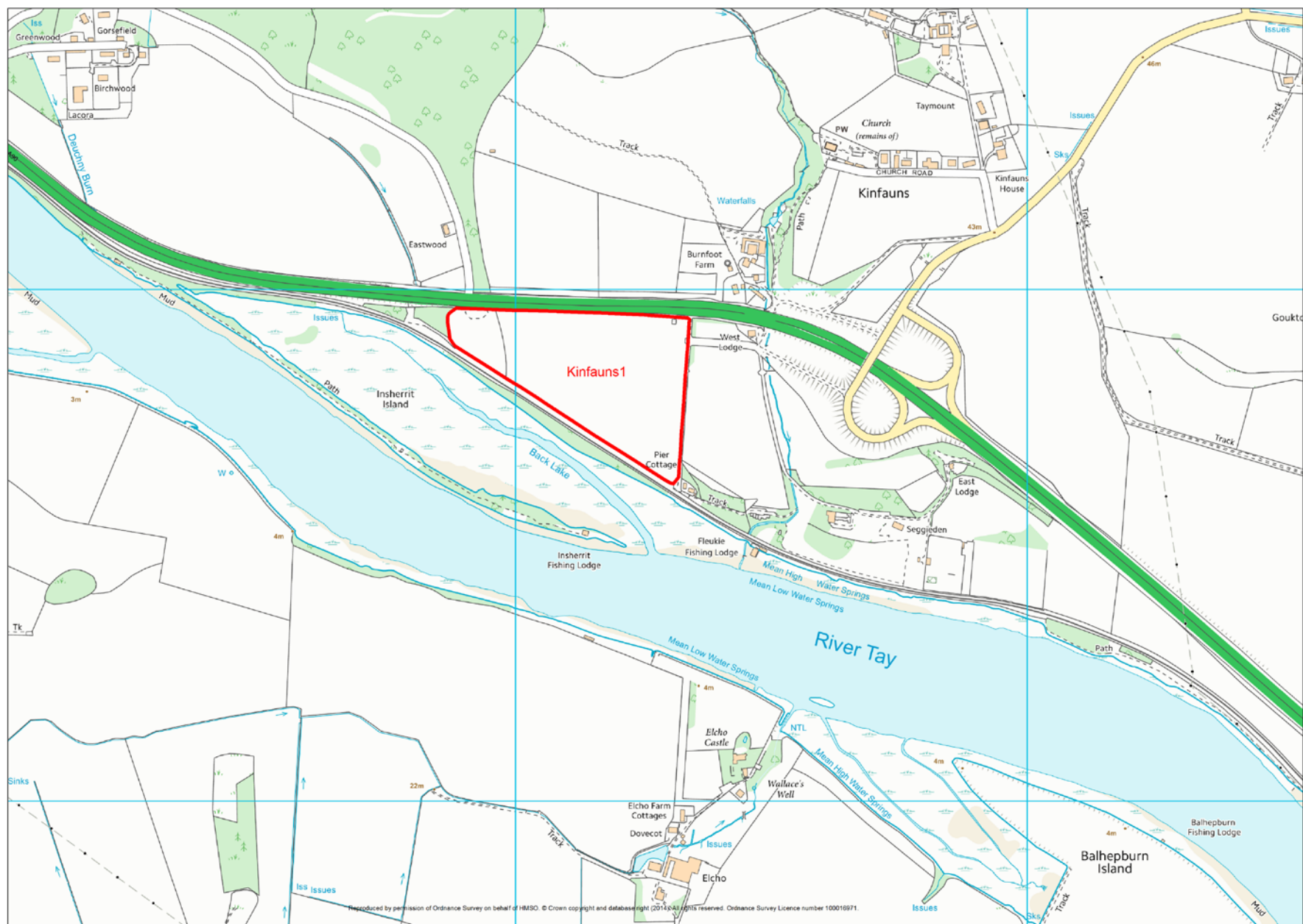
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site adjacent to archaeology site, Mains of Inchtute which is currently white land, although safeguarded, in the LDP. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | Landscape, Battlefields, Archaeology Site visit | | archaeological importance and the setting of archaeological features. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Access could be improved through design. | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Site compatible with existing neighbouring uses – recent residential development and agriculture. | OS map and site visit | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | | | |

KINFAUNS

| | | | |
|---|--|---|---|
| Site Name: Kinfauns | Source of site suggestion: | CFS | Site History/Previous planning applications, existing local plan policies and proposals: Application for a hotel approved in 2010. |
| Settlement: Kinfauns | GIS Site Ref: Kinfauns1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 9.3 | Within a TAYplan preferred Settlement, if so which settlement tier? Landward | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site adjacent to River Tay close to mud flats. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Hotel | Initial Officer Comments: Site on agricultural land. Site has already got permission for hotel. It would not be a site appropriate for allocation as it is in a flood risk area and is adjacent to River Tay SAC. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|--|--|------------------------------------|---|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Impact on River Tay catchment due to proximity. Tay SAC 160m | | -- | Flood risk assessment required to establish the developable area of the site. | - |
| | Can the option connect to the public foul sewer? | Water | ? | | 0 | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Flood risk throughout the site due to proximity to Tay. | Medium risk | -- | Flood risk assessment required to establish the developable area of the site. | - |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and | Bio flora and fauna | Impact on River Tay catchment due to proximity. It does lie within the catchment of the River Tay SAC. However | Tay SAC 160m | -- | Flood risk assessment required to | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | fauna interests? | | this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site | | | establish the developable area of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland adjacent and water course could have negative impact on habitat corridor | | -- | Would require maintaining and enhancing watercourse | - |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | No real impact on air quality as site outwith urban area. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|---|--|------------------------------------|---|-------------------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | N/A | | N/A | | N/A |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Lack of access to open space. Core path in close proximity to site. | Core path adjacent to site. | 0 | | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes potential employment through hotel | | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | | - | Reuse of soil | 0 |
| | Are there any contaminated land/soils issues on the site? (see notes) | Material Assets and Soils | None | | N/A | | N/A |
| Deliverability/sustainability constraints | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|--|---|------------------------------------|--|-------------------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | Possible | | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on low land adjacent to river. Quite exposed. | Check CFS form, aerial map and possibly site visit | - | Design of hotel must take advantage of solar gain | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Site adjacent to busy dual carriageway. Access to dual carriageway would be available as slip road close by. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer. | | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None | | N/A | | N/A |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic | Material Assets | Planning permission already granted | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|--|--|------------------------------------|--|-------------------------------------|
| | Development Plan? | | | | | | |
| | Will the site make use of existing buildings? | Material Assets | No | | - | | - |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site within Sidlaws Hills preadopted SLA | | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Woodland adjacent to site would require to be retained. | | - | Site adjacent to buildings but in a countryside setting that would require careful design. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | None | | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste | Material Assets and Human Health | No | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|---|---------|--|------------------------------------|---|-------------------------------------|
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | + | | + |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

LONGFORGAN

| | | | |
|---|---|---|--|
| Site Name: | Source of site suggestion: All landowners/interested parties identified/aware? A&J Stephen on behalf of landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Site was included in previous Proposed Plan (H25) and combined with Longforgan 2, they were identified to deliver 75 houses over the plan period. The Reporter removed these sites as they were not in line with the TAYplan spatial strategy and would be detrimental on the Dundee Western Gateway expansion. |
| Settlement: Longforgan | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Longforgan 1 | Outside or adjacent to a settlement boundary? Outside settlement boundary although integrated. | |
| OS Grid Ref: | Site Size (ha): 2.2 | Within a TAYplan preferred Settlement, if so which settlement tier? | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping, southern facing site. Site neighbours agricultural fields, cemetery, primary school, small holding and recent housing development. Outwith settlement boundary although integrated with boundary on 3 sides on site. Cultural heritage issues with site – archaeology within and adjacent to site, overlaps conservation area and close proximity to a scheduled ancient monument. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments Longforgan sites don't meet spatial strategy but could be included as an option dependant on TAYplan outcome. This site would be suitable for development should it align with the strategic spatial strategy. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | | | layer | | required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | n/a | n/a | n/a |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations or protected species in close proximity. Greenfield site likely to have some biodiversity value. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potential habitat fragmentation due to the loss of greenfield site and development close to existing trees. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management | Air | No | | 0 | n/a | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption of the Local Development Plan (up to 2023) | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on a south facing slope although minimal screening. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Vehicular access is proposed from a point of entry off Rosamund Pilcher Drive. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer with good bus service to Dundee and Perth. Invergowrie within a short driving distance. Town centre within 100metres. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | n/a | n/a | n/a |

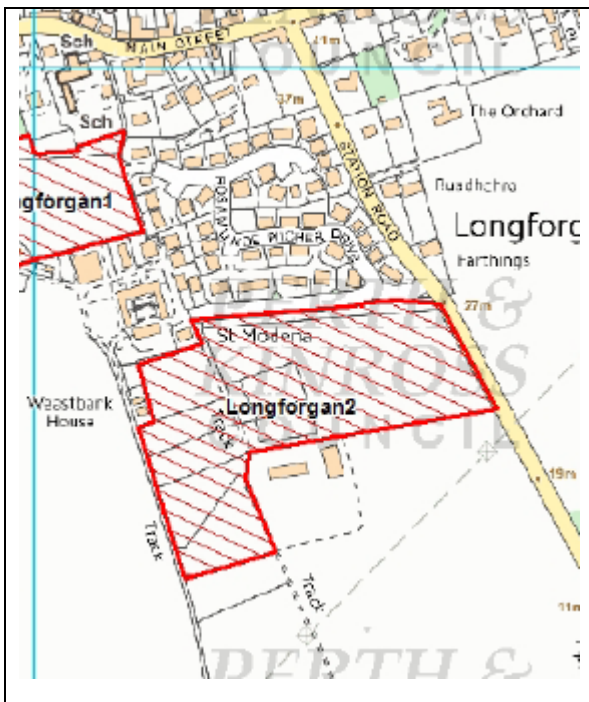
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development could be compatible with landscape | Check existing LDP GIS layer wild land Check the landscape | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount. | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Longforgan Primary School is a category B listed building which is adjacent to this site. The northern edge of site also overlaps with the Longforgan Conservation Area. There is a scheduled ancient monument (Longforgan Cross) only 50 metres from the site which is located to the north east corner of site. Archaeology identified within large section of site to the south and adjacent on western edge. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | May not be compatible with neighbouring uses – primary school, church, cemetery and conservation area directly to the north which may all be adversely effected by residential development in this location. Agriculture to the south and west; | OS map and site visit | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--------------------------------------|---|--------------------------|--|---------------------------|
| | | | new residential development to east. | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | NO | Check CFS form | | | |

| | | | |
|---|---|--|---|
| Site Name: | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was included in the previous MIR and Proposed Plan as H26. The Reporter removed the site as it was not in line with the TAYplan spatial strategy and would be detrimental on the Dundee Western Gateway expansion. Development in the Carse of Gowrie was not supported. History surrounding community facilities on this site, previous planning application for this (see MIR1 site assessment 599) – states that Longforgan Community Trust to be given 1.8ha of land at Station Road for community uses. |
| Settlement: Longforgan | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Longforgan 2 | Outside or adjacent to a settlement boundary? Outwith although adjacent to settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 5.3 | Within a TAYplan preferred Settlement, if so which settlement tier? GDHMA | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping site upwards to village, south facing. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture (paddocks/ horse grazing) | Proposed Use: Residential and community facilities (25 houses over the 5 year plan period) | Initial Officer Comments Longforgan sites don't meet spatial strategy but could be included as an option dependant on TAYplan outcome. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | | Private water supplies (risk assessed) layer | | consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small stretch of road directly adjacent to site on Station Road has a medium probability for surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations or protected species in close proximity. Greenfield site likely to have some biodiversity value. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | Lunan Valley catchment River Tay Catchment | | Provision of a landscape plan. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potential habitat fragmentation due to the loss of greenfield site. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Longforgan primary school at capacity (95%). Community, educational and play facilities all need upgraded. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Site adjacent to strips of maintained open space – Rosamunde Pilcher Drive and Westbank Steading. Right of way on northern edge of site. Adopted core path runs along northern and western boundary. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Prime agricultural land (3.1) | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years (up to 2023-2028) | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on a south facing slope although minimal screening. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access proposed from Westbank Road to the north. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer with good bus service to Dundee and Perth. Invergowrie within a short driving distance. Town centre within 400metres. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Pylons and overhead cables directly to the south of site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the | n/a | n/a | n/a |

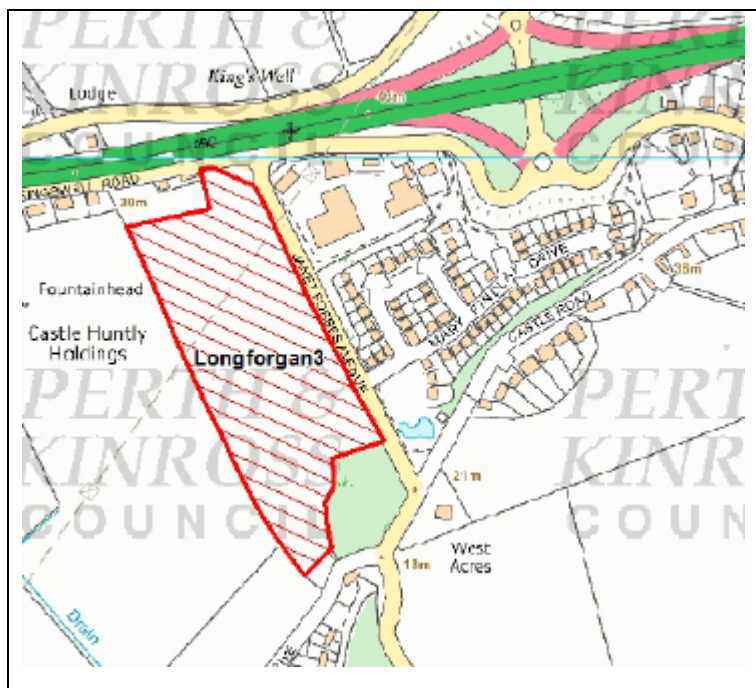
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---------------------------------|---|--------------------------|---|---------------------------|
| | | | | health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed | Landscape | Development could be compatible | Check existing | - | Landscaping and tree planting to screen the development | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|------------------------------------|---|--------------------------|--|---------------------------|
| | the capacity of the landscape to accommodate it? (see notes) | | with landscape | LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | should be required to minimise the visual impact upon approach to Rosemount. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | n/a | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | Requirement for any positive enhancements, access to features, interpretation etc | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No adverse impact on neighbouring uses – currently residential and agricultural. | OS map and site visit | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | | | |

| | | | |
|---|---|--|--|
| Site Name: | Source of site suggestion: All landowners/interested parties identified/aware? ARKTX Architects with George Martin Builders (landowner) | | Site History/Previous planning applications, existing local plan policies and proposals: Site was included in previous MIR as option I although not carried forward into Proposed Plan. |
| Settlement: Longforgan | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Longforgan 3 | Outside or adjacent to a settlement boundary? Outside and adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 4.5 | Within a TAYplan preferred Settlement, if so which settlement tier? GDHMA | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Pylons on either side of site with overhead cables above proposed site. Flat site close with southern aspect. Good access provision, close proximity to A90 junction. Considerable western extension to village. Developer identifies market demand and interest for affordable housing on this site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential (approx. 80 units) | Initial Officer Comments Longforgan sites don't meet spatial strategy but could be included as an option dependant on TAYplan outcome. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Small pond adjacent to site across road to southern edge.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | | Private water supplies (risk assessed) layer | | treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | n/a | n/a | n/a |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations or protected species in close proximity. Greenfield site likely to have some biodiversity value. Ancient Woodland to the south of site (Long established plantation origin) which will contain biodiversity. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | catchment River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potential habitat fragmentation due to the loss of greenfield site and development close to existing woodland and trees which surround proposed site. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Longforgan primary school at capacity (95%). Community, educational and play facilities all need upgraded. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted core path close to north and south boundary of site. Site may be considered as a loss of amenity/ landscape setting on approach to Longforgan from west. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment | Population | No | Check CFS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Prime agricultural land (2 and 3.1). | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is on a south facing slope and shelter is provided around the whole site from a treebelt. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - | Material assets and | The site can be access from three points. | | - | Application of policy TA1B. Road and access improvements | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Road network capable of accommodating traffic generated? | climatic factors? | | | | to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer with good bus service to Dundee and Perth. Invergowrie within a short driving distance. Town centre within 500metres. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Pylons on either side of site with overhead cables above proposed site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | - | Ensure an exclusion zone is incorporated into site layout and design where development directly under overhead cables is resisted. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development could be compatible with landscape | Check existing LDP GIS layer wild land Check the landscape impact using capacity study | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and | Archaeology identified on eastern edge of site (Castle Huntly holdings souterrain). Castle Huntly is a category A listed | GIS layers Listed building, Scheduled Monuments, | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

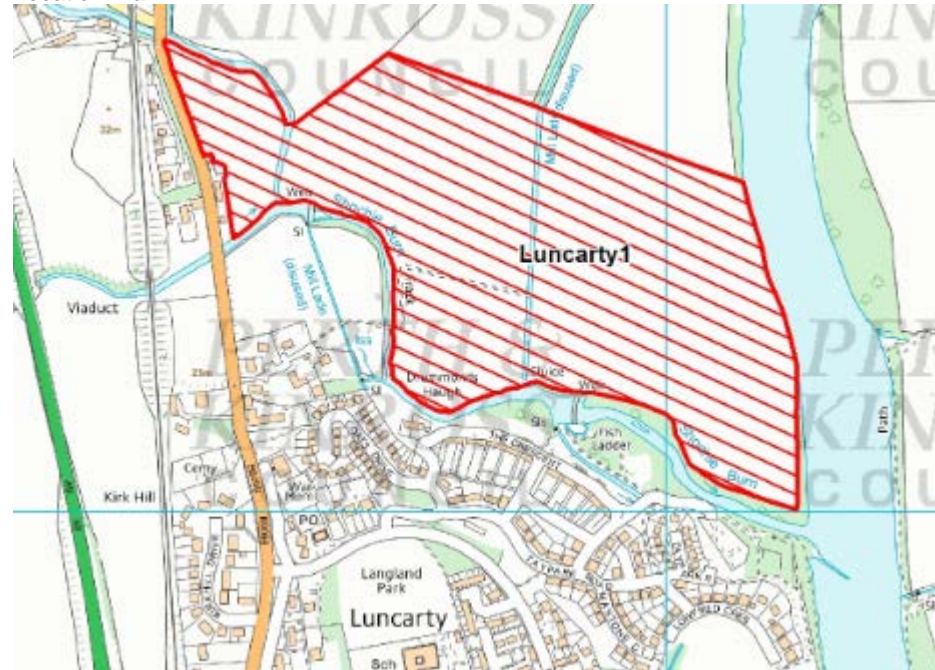
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | links with landscape) | building, including the garden and boundary walls, which extend to being within close proximity of this site boundary on the southern side. | Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Could be compatible although pylon cables going through site and various neighbouring uses – residential, agriculture, A90 road, woodland and proximity to Castle Huntly HM prison. | OS map and site visit | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No, form states that there is significant interest by a number of affordable housing providers, social landlords and private bodies willing to invest in housing in this location. | Check CFS form | | | |

LUNCARTY

| | | | |
|---|--|--|--|
| Site Name: North Luncarty | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: No applications White land adjacent to settlement boundary; adjoins areas of designated open space on the southern and western boundaries |
| Settlement: Luncarty | GIS Site Ref: Luncarty1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 23.71 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site visible from the adjoining road network. Adjacent land uses include agricultural land to the north, the Shochie Burn to the south with residential beyond, River Tay to the east and the B9099 to the west. Lines of trees run along the southern boundary and north/south through the middle of the site. A disused lade runs north/south in the middle of the site and the Ordie Burn also runs through the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Residential | Initial Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However there is already a significant land allocation in Luncarty (H27) for 300+ house and there is no shortage of supply in the | |

| | | | |
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| | | Perth HMA. | |
|--|--|------------|--|

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>A disused lade runs north/south in the middle of the site and the Ordie Burn also runs through the site at the west. The Shochie Burn runs the length of the southern boundary of the site.</p> <p>No impact on GWDTEs and not in a water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Medium probability river flooding in the west and south of the site and on the eastern boundary. Larger part of the site within low probability of river flooding.</p> <p>Very small patches within medium or high probability surface water</p> | Check all the GIS Layers for flood risk | -- | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | flooding. | | | | |
| | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Adjacent to the River Tay SAC along the eastern, southern and part of the northern boundary and also crossing through the site near the western boundary.</p> <p>Within the River Tay Catchment.</p> <p>Otter and red squirrel recorded in the vicinity but none within site itself.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | -- | <p>Retain the watercourse and provide open space adjacent to enhance its landscape and biodiversity interest.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out a Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | Lines of trees run along the southern boundary and north/south through the middle of the site. A disused lade runs north/south in the middle of the | GIS aerial map/OS map/site visit | - | Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | greater connectivity? | | site and the Ordie Burn also runs through the site. | | | 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. | |
| | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Majority of the site within the Luncarty Primary catchment which does not have sufficient capacity (82%); a strip along the northern boundary is currently within the Stanley Primary catchment which does have capacity (53%). | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No core paths within site but path LUNC/133 runs close to the western boundary and LUNC/117 close to the southern boundary. Several areas of maintained open space in Luncarty to the south of the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | Check CFS form | 0 | n/a | 0 |
| | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | -- | n/a | -- |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland. Eastern half of the site is class 3.1 agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| | | | | | | | |
| | Will the site be delivered within | Material | Within 5 years (up to 2023) and | Check CFS | ++ | n/a | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | the LDP timeframe? | assets | controlled by a single developer | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Flat site so solar gain would be down to design | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Only straightforward point of access is likely to be from the west but would require crossing the burn to access the larger eastern part of the site. May need an access from the B9099 further north through the agricultural land. | | | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Southern part of the site is with the 400m bus stop buffer. On the northern edge of Luncarty but separated from the village by the burn so access to the services and facilities within Luncarty would probably need to be via the B9099 to the west. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | Network Rail ownership buffer close to the western boundary. | GIS layers for pylons, gas pipelines, | 0 | Consultation at planning application stage? | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|-----------|---|--------------------------|--|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | <p>scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic | Landscape | No impact | GIS layers for NSA, and SLA | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | Areas, and local landscape designations? | | | | | | |
| | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>Site visible from the B9099 due to the topography of the site.</p> <p>Site has limited visibility from Luncarty to the south due to the tree belt which runs along the burn.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the creation of a new robust settlement edge.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site adjacent to the green belt boundary to the south east and in close proximity on the western boundary but is separated from it by the A9. No adverse impact on the integrity of the green belt anticipated. | GIS layer greenbelt | 0 | Existing developer requirement for the masterplan to ensure the built form and layout respond appropriately to the landscape | 0 |
| | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | | Archaeological features present across a large area of the centre of the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | | | | Recording of archaeological features found. | |

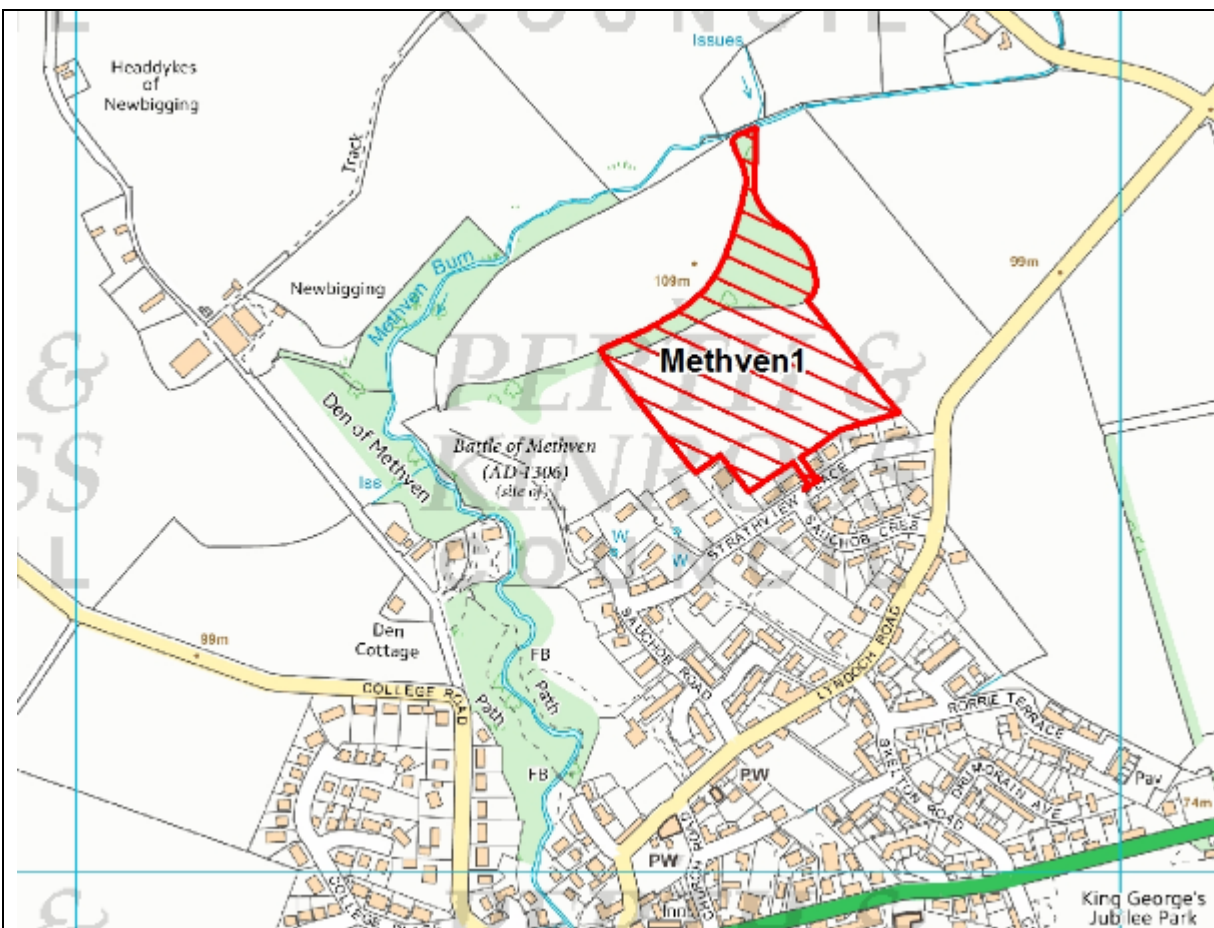
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with agricultural land to the north and residential to the south | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

METHVEN

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|---|---|---|--|
| Site Name: Methven 1 | Source of site suggestion: TMS Planning Services on behalf of lead developer Muir Homes Ltd and landowners Philip and Joanne Sloan | | Site History/Previous planning applications, existing local plan policies and proposals: This site was proposed in the current LDP and was resisted by the Council, and the Reporter agreed stating that “the new sites that are proposed to the north of Strathview Place and to the north of College Road would be unacceptably prominent on the hillside above the settlement and would incongruously extend it out into the surrounding farmland. Any benefits from providing amenity woodland with public access, which are proposed on the Strathview Place site would not overcome these concerns |
| Settlement: Methven | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Methven 1 | Outside or adjacent to a settlement boundary? Outside | |
| OS Grid Ref: 302653 726468 | Site Size (ha): 2.9 ha plus woodland | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a south facing slope to the north of the existing settlement of Methven, and there is some existing woodland behind to the north of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with woodland to the north | Proposed Use: 2.9 hectares of residential development (50-60 homes) with the woodland to the north provided as a community woodland linking with the woodland to the west and to the green network around the Methven Burn. | Initial Officer Comments: The site lies significantly above the 95m contour in an exposed position and its development would adversely affect the setting of the village and the settlement shape and its relationship with the landform. The rest of the village does not extend above this height. The area was not considered suitable for expansion in the Perth Landscape Capacity study. Mitigation of planting to the east and leaving | |

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| | | <p>some northern areas undeveloped is unlikely to address these impacts sufficiently enough.</p> <p>The proposed access to the site is restricted being a field access between two houses. It lies within prime agricultural land and other options should therefore be considered first.</p> | |
|--|--|---|--|

Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. There are no watercourses or boggy/wetland areas within the site. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its | Water, Climatic | There is some medium risk of river flooding within the northern part of | Check all the GIS Layers for | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | development result in additional flood risk elsewhere? | Factors and Human Health | the site that is proposed for community woodlands, but built development is not proposed close to this area so it is not relevant to the development proposal which is south of the existing woodland belt. | flood risk | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no designated sites to impact however there is native oak upland woodland identified in the Native woodland survey of Scotland. This woodland should be subject to survey.</p> <p>It does lie within the catchment of the River Tay SAC. The Methven Burn, a tributary of the East Pow River (part of the River Tay SAC), flows through the western side of the settlement from north to south. It becomes part of the River Tay SAC approximately 2200m downstream of the south western edge of the settlement boundary. It is considered that there are unlikely to be any HRA implications as a result of developing at this location due to the distance of the site from the SAC and also because the settlement is served by a public WwTW and all development will be required to incorporate SUDS proposals.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Survey of native woodland.</p> <p>Policy EP3B</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is woodland to the north of the site which is proposed as community woodland with enhanced public access. | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. The proposed perimeter tree belt to the east could extend the green network. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | It lies within the catchment for Methven primary school which is running at 74 % capacity and there is sufficient capacity to cope with demands. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It would not affect formal open space and there are no core paths running close to the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. The woodland area to the north would be enhanced in order to facilitate enhanced public access provision | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soil here however it does lie within prime agricultural land. | GIS Layers for carbon richness (which shows whether there | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. Opportunities on non-prime agricultural land should be | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | is peatland), and prime agricultural land (LCA 50K) | | considered first. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, indicated so on the CFS form submitted | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site benefits from being on a south facing slope but due to its elevation and exposure would be fairly open to prevailing winds | Check CFS form, aerial map and possibly site visit | - | Siting and design of buildings to take account of solar orientation and woodland planting proposed to the east of the site. Planting could also be required to the west for a sheltering purpose. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Would require a Transport Statement. Difficulty in getting sufficient vehicular connections to the existing network, only one access proposed through gap in housing on Strathview Place. | | -- | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. Require additional cycleway/pedestrian connections to the existing network (but would need to establish whether this is deliverable) | - |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | The school is just outwith easy active travel distance of the site and bus | GIS layer for bus stops has | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | by public transport? | human health | services on Main Street and it involves a slope. | a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designated sites will be affected. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site lies outwith the settlement boundary significantly above the 95 m contour. The rest of the village does not extend above this height. The David Tlydesley Landscape Capacity study identifies that this area is not suitable for development detracting from the setting of the village in the wider landscape, it would harm the landform and setting of the Den of Methven/Methven Burn and detract from the settlement shape and its relationship with the landform, and that development here would be | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Proposal suggests that perhaps there are northern areas of the site that should be left undeveloped and that planting to the east will help mitigate the visual impact. There is concern that impacts would remain. Further requirements for a design statement and landscape and visual assessment could also be required (complete with sketch elevations and photographs/montages of | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | very conspicuous. | | | house types illustrating how the proposed development would be expected to look from locations around the village and outwith). However impacts on settlement shape and its relationship with the landform are likely to remain an issue even with sensitive design/ planting and more limited areas identified for housing. It is considered that these landscape and visual impacts cannot be sufficiently mitigated. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |

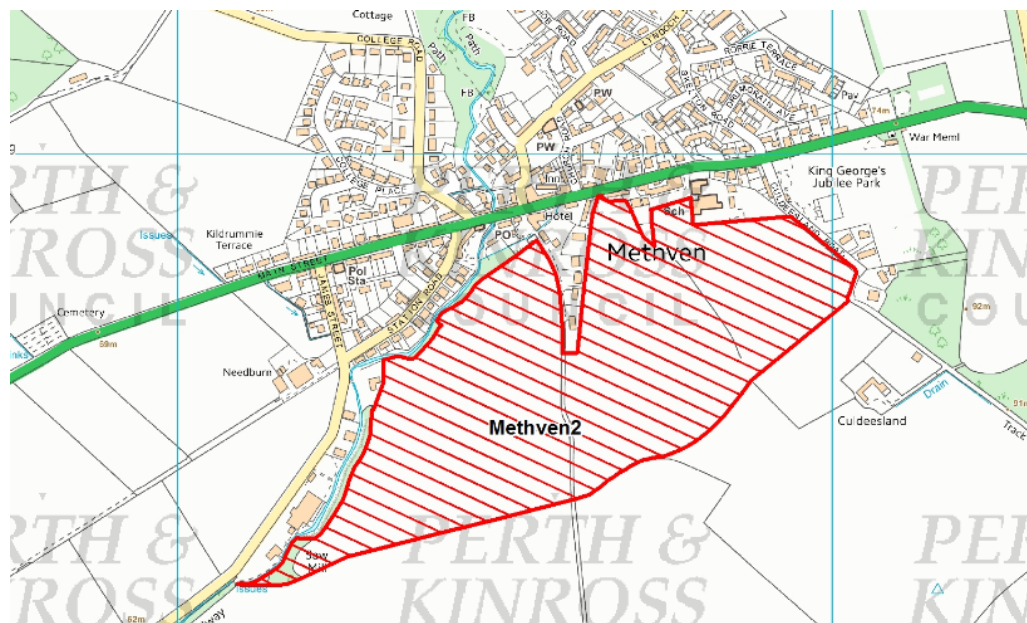
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | <i>n/a</i> | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site lies to the east of the area of land related to the Battle of Methven (AD 1306). Historic Scotland considered that this battlefield did not have one or more of the criteria necessary for designation. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Possible positive enhancements/ interpretation etc of nearby battlefield site. | + |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | 0 | Possible positive enhancements/ interpretation etc of nearby battlefield site. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with adjacent residential area. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

| | | | |
|--|---|---|---|
| Site Name: Methven 2 | Source of site suggestion: Emac Planning LLP on behalf of lead developer A+ J Stephens Ltd | | Site History/Previous planning applications, existing local plan policies and proposals: This site was considered and resisted in the current LDP whilst a smaller site was proposed at the Examination stage of the current LDP and the Reporter considered this “would quite logically round off the settlement boundary at that point and would be unlikely to cause any harm to the character of the settlement or the surrounding countryside. However, the site was not considered in the Main Issues Report (MIR) and has not received any publicity or consideration in the Strategic Environmental Assessment (SEA).“ However although the smaller site has merit it is considered that the smaller sites development could prejudice the effective masterplanning of the wider site. |
| Settlement: Methven | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Methven 2 | Outside or adjacent to a settlement boundary? Outside | |
| OS Grid Ref: 302732 725837 | Site Size (ha): 23.5 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a north facing slope to the south of the existing settlement of Methven with residential areas to the north, employment land immediately to the west and agricultural land to the south and east. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Mixed use development incorporating housing (400 approx), employment, community | Initial Officer Comments: Methven is a sustainable place for significant further growth. However development needs to be | |

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| Agricultural | and ancillary development. | <p>accommodated sensitively within the landscape, and there are access opportunities that need considered to ensure longer term options are not prejudiced.</p> <p>The David Tyldsley Landscape Capacity Study offered some encouragement/ and some sensitivity here depending on how far up the slope development is proposed.</p> <p>It is proposed that a design based consultation exercise (sometimes called a charrette) should be used to establish a way forward in Methven before preparation of LDP3. This would offer a good way to get all the relevant development/landowning, council, key agency, and community interests together to explore and clarify the future opportunities for the whole community, and issues and place qualities that need to be considered. The workshops, feedback and testing of emerging proposals should help examine and clarify the opportunities and get broad consensus and ownership of the possible solutions prior to preparation of LDP3. This work would be programmed during 2017-18 to help inform LDP3.</p> <p>One central access point onto the A85 is proposed but for the level of development proposed a wider access strategy is required and additional vehicular cycleway/pedestrian connections to the existing network (and there is a need to establish what is deliverable).</p> | |
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Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There are no watercourses or boggy/wetland areas within the site although Methven Burn does skirt the western edge of the site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> <p>Set back development from the watercourse.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is some medium risk of river flooding associated to the Methven Burn within the western part of the site. | Check all the GIS Layers for flood risk | - | Requirement for a FRA to identify the extent of the area adjacent to the burn on the western edge of the site where development will not be permitted | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no designated sites to impact however there is native oak upland woodland identified in the Native woodland survey of Scotland. This woodland should be subject to survey.</p> <p>It does lie within the catchment of the River Tay SAC. The Methven Burn, a tributary of the East Pow River (part of the River Tay SAC), flows through the western side of the settlement from north to south. It becomes part of the River Tay SAC approximately 2200m downstream of the south western edge of the settlement boundary. It is considered that there are unlikely to be any HRA implications as a result of developing at this location due to the distance of the site from the SAC and also because the settlement is served by a public WWTW and all development will be required to incorporate SUDS proposals.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | 0 | <p>Policy NE3 Biodiversity.</p> <p>Survey of native woodland.</p> <p>Policy EP3B</p> <p>Setback development from watercourse and existing and proposed woodland.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is woodland to the west of the site. | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Proposed planting will form green corridors which will link the site with the settlement and the countryside beyond | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | It lies within the catchment for Methven primary school which is running at 74 % capacity and there is sufficient capacity to cope with demands. | GIS Layers for school catchments | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It would not affect any formal open space. There are core paths running down Culdeesland Road and south of the hotel to Tippermallo Farm. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. Potential to enhance the core path network around Methven | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes the proposal is for a mixed use development including employment | Check CFS form | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soil here and does not lie within prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Yes, indicated so on the CFS form | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | the LDP timeframe? | assets | submitted | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is on a north facing slope and has a pretty open aspect. | Check CFS form, aerial map and possibly site visit | -- | Siting and design of buildings to take account of solar orientation, and woodland planting to the south proposed to provide shelter. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Would require a Transport Assessment. Difficulty in getting sufficient vehicular connections to the existing network, only one central point of access off the A85 is proposed through gap in Main Street. Need to develop an appropriate access strategy for 400 homes, and employment land. | | -- | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. For the level of development proposed a wider access strategy is required and additional vehicular cycleway/pedestrian connections to the existing network (and would need to establish whether this is deliverable) | - |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is well located close to the school and to access services and facilities on the high street and the bus stops here. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to | + | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | | | | local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The southern part of the site lies within the buffer zone for the UKT gas transmission pipeline | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | -- | Consult HSE and follow advice | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of | Material | No | GIS aerial | 0 | | 0 |

[illegible]

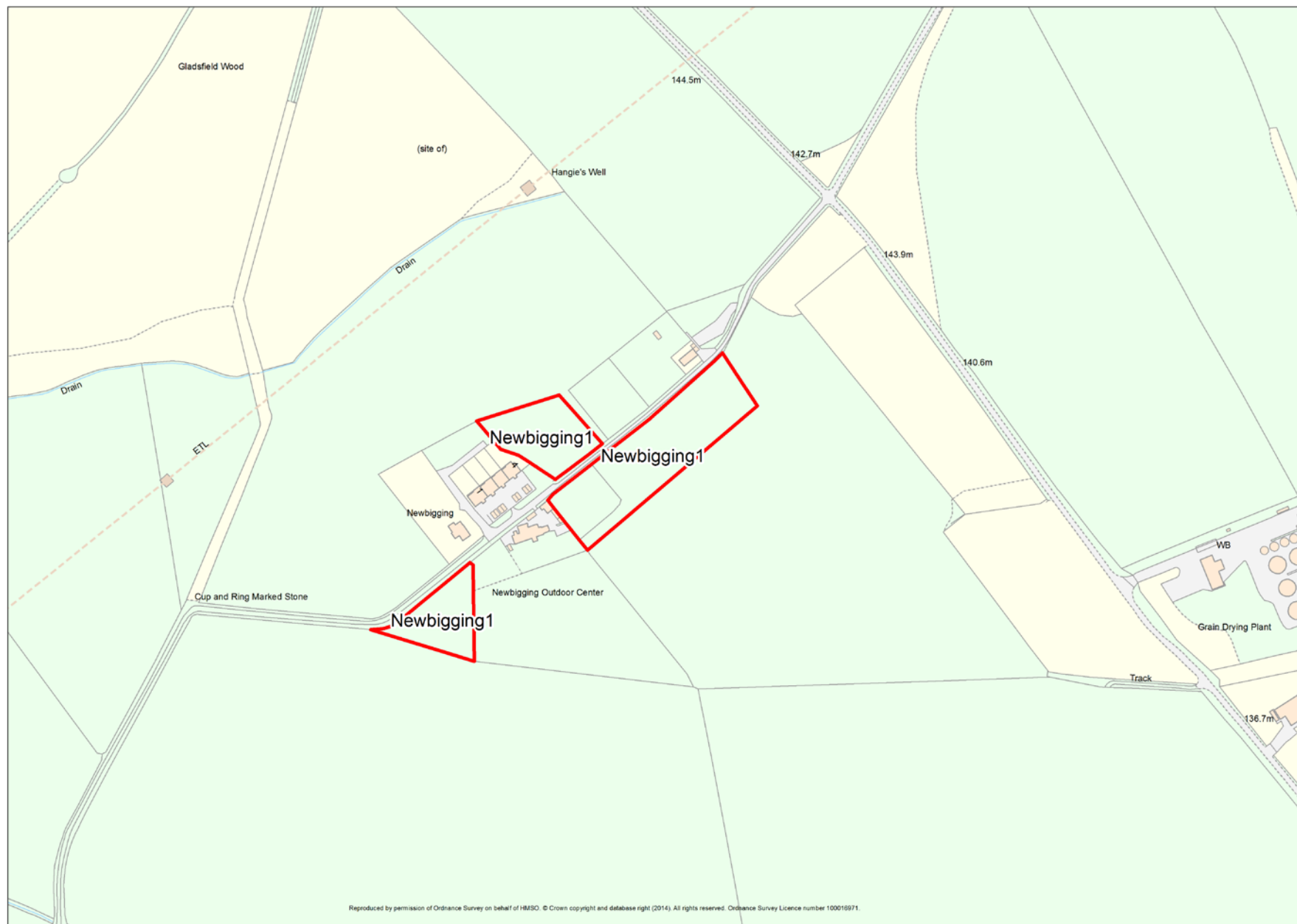
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|------------|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | <i>n/a</i> | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with adjacent residential area. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Possibly access and landscape constraints on level of development proposed. | Check CFS form | -- | Needs wider access strategy and visual assessment to explore these issues and define suitable and viable extent to the site. | 0 |

NEWBIGGING

| | | | |
|---|---|---|--|
| Site Name: Newbigging 1 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: None on site although permission for 4 houses next to site. |
| Settlement: Newbigging | GIS Site Ref: Newbigging 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 1.6 | Within a TAYplan preferred Settlement, if so which settlement tier? untiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing | Initial Officer Comments: Agricultural land | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|-----------------------------------|--|------------------------------------|---|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No | | 0 | | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Agricultural land with hedgerows. | | - | Ensure design retains hedgerows and any mature trees on the boundaries. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|---------------------------------------|---|--|------------------------------------|---|-------------------------------------|
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | None | | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No real impact on air quality as site outwith urban area. | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Guildtown primary school is at capacity. Running at 126% currently. | | -- | Would require extension to school to accommodate increased school roll. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|--|--|------------------------------------|---|-------------------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No access to open space although surrounded by woodland with footpath into it. Access to core path adjacent to site. | | + | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops mineral soil no peat present | | - | Reuse of soil in local area | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None | | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unknown | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar | Climatic factors | Predominantly north facing site but could take advantage of open aspect for solar | | 0 | Design to ensure solar | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---|--|------------------------------------|--|-------------------------------------|
| | gain? Is the site protected from prevailing winds? | | gain. | | | gain an | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Farm access off the road. | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site outwith the 400m bus stop buffer. | | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Yes, gas pipeline running through site. | | -- | Design would require designing out pipeline route from development. | - |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No outwith tiered settlement. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|------------------------------|--|------------------------------------|---|-------------------------------------|
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | None | | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Broadleaf woodland adjacent. | | - | Ensure that woodland is maintained and enhanced through design of site. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | | N/A | | N/A |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|---|--|------------------------------------|---|-------------------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling at Stanley. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology adjacent to site. | | - | Archaeological survey required. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Archaeological survey required and acknowledged through design of site. | | + | Opportunity to reflect this historic setting through design and references to the previous use including street names, information boards and creation of specifically designed open space. | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|---|---|---------|--|------------------------------------|---|-------------------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

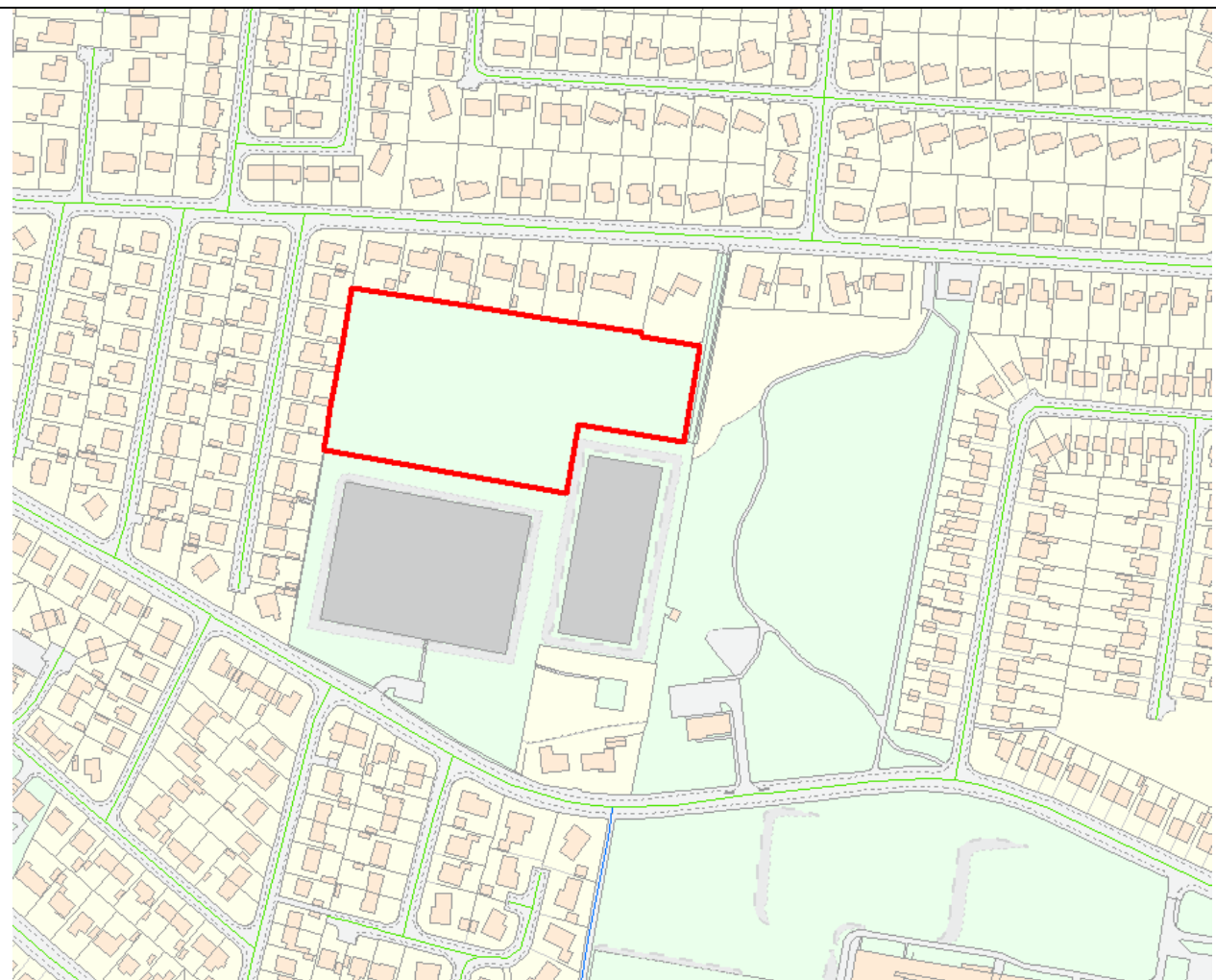
| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

PERTH

| | | | |
|---|--|---|--|
| Site Name: Land north of Burghmuir Reservoir | Source of site suggestion: All landowners/interested parties identified/aware? Lambert Smith Hampton on behalf of the landowner Scottish Water | | Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as an area of protected open space. |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Perth 4 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | |
| OS Grid Ref: 309214 723552 | Site Size (ha): 1.32 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). It is not visible from public roads and has a backland location with houses/streets on two sides (Muirend Road to the north and Beechgrove Terrace to the west) and Muirend Park to the east. There is an existing track that links the site to Muirend Road. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Unused grassland associated with the adjacent Burghmuir Reservoir | Proposed Use: Residential Development for around 40 homes | Initial Officer Comments It is open space within the well-established Oakbank residential area but is private land and has never been publically used or accessed. It is not visible from public roads. The site is proposed to be accessed from Viewlands Road South. It is not considered to offer much in the way of public benefit at the moment and the proposal is to improve pedestrian permeability through the area with a link from Viewlands Road South to Muirend Road, and to increase accessibility to Burghmuir Park. There is doubt over the access proposed so there is a question about its deliverability. | |

| | | | |
|--|--|--|--|
| | | Capacity of the site is likely to be around 25 homes to allow suitable provision of some public open space/landscaping and a density of development which would ensure that the proposal reflects the character of the area. | |
|--|--|--|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There are no wetlands or boggy areas onsite.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish | GIS Layer for existing network | 0 | Policy EP3B | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| | | | Water regarding capacity) | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No there are no SEPA flood risk areas affecting or adjacent to this site. | Check all the GIS Layers for flood risk | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Add the following criteria to the developer requirements section: ⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC. ⇒ Where the development of the site is within 30m of a watercourse an otter survey should be | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|---|---------------------------|
| | | | | | | <p>undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy NE3 Biodiversity.</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | It will not result in habitat fragmentation or greater connectivity. | GIS aerial map/OS map/site visit | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | - | Application of policy EP11 | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not the capacity in Viewlands or Oakland Primary School catchment to cope with the projected growth. | GIS Layers for school catchments | | Proportional developer contributions will be sought towards primary education provision. | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | <p>It is identified as open space in the current LDP but it is privately owned by Scottish Water and is inaccessible to the public (locked gates on Viewlands and Muirend road) and does not provide a wider public amenity or valuable semi natural greenspace.</p> <p>It does provide an open outlook for adjacent properties on Muirend road and Beechgrove Terrace.</p> <p>There is a proposed pedestrian link from Viewlands Road South to Muirend Road, and to increase accessibility to Burghmuir Park.</p> | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | <p>Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals.</p> <p>Ensure that layout and design of development does not significantly affect private amenity of adjacent properties on Muirend Road and Beechgrove Terrace.</p> <p>Provide pedestrian link from Viewlands Road South to Muirend Road.</p> | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soils here and it is not prime agricultural land either. However it is a greenfield site. | GIS Layers for carbon richness (which shows whether there is peatland), and prime | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It has a hilltop location so could benefit from solar panels and has some protecting from wind from reservoir walls. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design of buildings to take account of solar orientation. Potential for planting associated to landscaped areas. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | A Transport statement is likely to be required to support development here and demonstrate the site will not impact on the local road networks. Just one vehicular access onto Viewlands Road West is proposed. | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. Accesses onto both Muirend Road and Viewlands Road West preferred. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is well located site for active travel to schools and lies within easy active travel distance of bus stops on Muirend Road and Viewlands Road West. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance | ++ | | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---------|---|--------------------------|--|---------------------------|
| | | | | Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|---|---|--|---|--|--------------------------|--|---------------------------|
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Some concern about the proposal for 40 homes here given the density of surrounding streets. The wider area is characterised by some small areas of high amenity open space within the residential area (Muirfield Grove, Birch Place). | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Reduce capacity of the site to 25 homes to allow suitable provision of public open space and a density of development which would ensure that the proposal reflects the character of the area? | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |

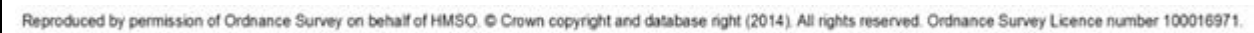
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | No | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes it is compatible with residential areas and the reservoir which Scottish Water will ensure appropriate security and safety measures in their continuing operation | OS map and site visit | 0 | Ensure appropriate security and safety measures in the reservoirs continuing operation | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|--|---|---|
| Site Name: Bertha Park (North) | Source of site suggestion: Springfield Properties Ltd on behalf of Mr Ritchie | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies north of the existing H7 allocation for 3,000+ new homes and in excess of 25 hectares employment land (and planning application 15/01109/FLM) and within the greenbelt. This proposal was considered at Examination of the current LDP and the Reporter agreed with the Council's position and concluded "there are no grounds to consider the proposed site boundaries insufficient or inappropriate and therefore no reason to modify Site H7 by the inclusion of an additional eight hectares of land." |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Perth 6 | Outside or adjacent to a settlement boundary? Adjacent to the settlement boundary for Perth | |
| OS Grid Ref: 308942 727885 | Site Size (ha): 8.2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a north facing slope adjacent to the A9 immediately south of the Berthapark site H7. There are some trees along the boundary with the A9 and some buildings associated to Broxy Kennels. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural use and Broxy Kennels on the eastern edge of the site. | Proposed Use: Potential Park & Ride and employment uses as an extension of the allocated site at Bertha Park connecting to the proposed Cross Tay Link Road. | Initial Officer Comments: Still no supporting information as to why they need additional land for this purpose and cannot accommodate their employment land and park and ride within H7 at Bertha Park. If this proposal was supported then it allows them to relocate park and ride and some employment land requirements from H7 which presumably would increase the housing land provision and there is no requirement for | |

| | | | |
|--|--|--|--|
| | | <p>additional housing land.</p> <p>This site lies on a north facing slope whilst most of Berthapark lies on south facing slopes. There are potential landscape and visual impacts from extending further northwards. The CTRLR and proposed park and ride adjacent to it will provide a logical extent to development/greenbelt boundary here.</p> | |
|--|--|--|--|

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There are no wetlands within the site but there is a field drain in the southern part of the site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish | GIS Layer for existing | 0 | Policy EP3B | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| | | | Water regarding capacity) | network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is SEPA medium river flood risk within the site just south of Broxy Kennels and a very small pocket of medium risk surface water flood risk to the southwest of Broxy Kennels. | Check all the GIS Layers for flood risk | - | FRA would be required and avoidance of areas at a medium risk as per SPP. DIA might be required. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Add the following criteria to the developer requirements section: ⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC. ⇒ Where the development of the site is within 30m of a watercourse an otter | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy NE3 Biodiversity.</p> | |
| | Are there any local geodiversity | | No | GIS Layers for | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| | sites or wider geodiversity interests that could be affected by the proposal? | | | Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | It will not result in habitat fragmentation or better connectivity. | GIS aerial map/OS map/site visit | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | - | Application of policy EP11 Need to consider/investigate district heating potential here | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Proposal is for employment and park and ride so there are no impacts on facilities. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space | Popl and human health or material | There Is no existing open space or core paths/rights of way within the site. | GIS layers for core paths and rights of way and | | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| | or result in a loss of open space? | assets | | maintained open space and existing LDP for open space allocations | | development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes but is it is not clear whether this would be in addition to the 25 hectare employment land requirement associated to H7 | Check CFS form | 0 | If it is improving the employment land supply with 25 hectares provided within existing H7 then it would be a benefit. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peatland within the soil. The site is mainly outwith prime agricultural land classification but there is a small area at the western end that lies within 3.1 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it would be within their Call for Sites form | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is on a north facing slope, and is relatively well sheltered by woodland, and proposed development within H7 allocation to the south and west. | Check CFS form, aerial map and possibly site visit | - | Siting and design of buildings to take account of solar orientation. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | It would be designed to be so as part of the wider Bertha Park proposals. A Transport Assessment would be undertaken to accompany any planning application to demonstrate that the site will not impact on the road networks. | | 0 | Access roads would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There will be village centres one on either side of the CTRLR. On the eastern side the village centre will incorporate the new secondary school an all-through school is proposed which is expected to serve as an important focus for community activity and all | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Required to provide facilities to enable connection to Perth's bus network. Co-ordination between site developers is encouraged and bus operators to ensure facilities are provided in appropriate locations and to avoid duplication. | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Part of the site is dissected by overhead pylons | GIS layers for pylons, gas pipelines, scottish gas networks network rail | 0 | Apply suitable standoffs and use the to the National Grid guidance on designing development near high voltage overhead powerlines called "A | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | Sense of Place” | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | The Tayplan identifies West/North West Perth 4,000+ homes and 50ha of employment land. | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | Unclear as existing buildings at the eastern edge of the site are not mentioned in submission | GIS aerial map/site visit | - | Retain existing buildings at Broxy Kennels | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | No designated landscapes will be affected | GIS layers for NSA, and SLA | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The Tyldesley Associates (2001). Perth Landscape Capacity Study does not assess the capacity of this area identifying it within the LH1 Obnie to Logiealmond Lowland Hills Landscape Character Type.</p> <p>However for land to the south it states that “There is also scope for development in unit LRC3 at Berthapark; however, although sufficiently sensitive to merit a more detailed landscape and visual impact analysis than is possible in this city-wide assessment the unit may well be the best longer term option for residential type LRC5 Inveralmond Roundabout development than any of the others after BVL5, 6 and 7; LH7 and LRC4 and 5. Industrial or other larger scale buildings would be inappropriate in the scale and character of this unit.”</p> <p>This site lies on a north facing slope whilst most of Berthapark lies on south facing slopes. There are potential landscape and visual impacts from extending further northwards. The CTLR and park and ride immediately adjacent to it could provide a logical extent to</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | | - |

[illegible]

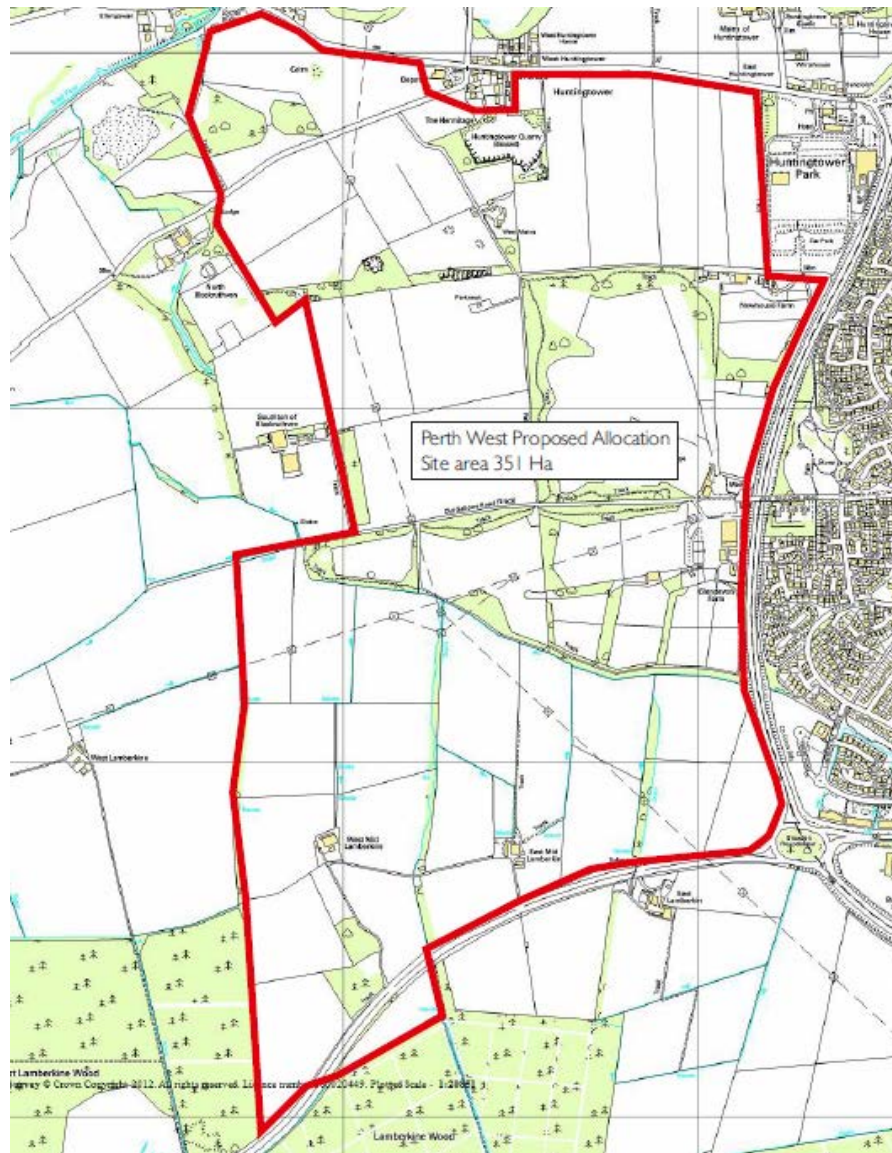
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is an archaeological records for a circular enclosure within the site and a fort overlapping to the north of the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Recording of any features found in investigation | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, | Material | No | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
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| | marketability etc. | Assets | | form | | | |

| | | | |
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| Site Name: Perth West | Source of site suggestion: Submission by Ristol Consulting Ltd on behalf of the John Dewar Lamberkin Trust. Land suggested also includes land within Muir Group control (who are promoting development), and land within control of the Beild who are known not to be interested in development of their land. | | Site History/Previous planning applications, existing local plan policies and proposals: Allocation of H70, land within the settlement boundary to the south, and land beyond this to the west which is currently within the green belt. |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: 669 (but not including land west of the settlement boundary) Pre-MIR Site Ref: Perth7 | Outside or adjacent to a settlement boundary? Within and adjacent to | |
| OS Grid Ref: 3069 7231 | Site Size (ha): Including land within H70 and the settlement boundary (351 hectares) | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). It is bounded by the A9/Broxden Roundabout along the eastern and southern perimeters, the A85 to the north, and a combination of shelterbelt and woodlands to the west. The site contains large amounts of agricultural land with scattered areas of woodlands, and scrub grassland mainly located along field boundary lines and adjacent to existing properties. The Huntingtower Livestock Market was formerly located beyond the north eastern corner of the site at the junction of the A9 and the A85. The site has since been cleared and is being marketed for mixed uses. The lowest lying portion of the site exists along the northern boundary of the plan area |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The part currently not allocated in the LDP is undeveloped and in agricultural use. There are a limited number of existing dwellings and farmhouses located within different parts of the | Proposed Use: Extension of the H70 allocation. | Initial Officer Comments Continued support for H70 and potential to bring forward land within settlement boundary. If allocating land at Perth West in Proposed Plan effectiveness/access issues will need to be sufficiently addressed. There is also a need to provide sufficient certainty and flexibility for developers to take forward strategic allocations in Perth North/West. | |

| | | | |
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| <p>site and the Noah's Ark children's play centre, golf driving range and caravan site complex are located along the eastern boundary. There is a disused quarry in the northern part of the site.</p> | | <p>Proposals to extend the green belt boundary further west have some merit particularly if combined with a longer term framework planting to the north of West Lamberkine wood (when you consider the robustness of the boundary which could be established by this. Also one of the strategic access points is within the greenbelt so there would potentially be a significant impact on the existing greenbelt if this was approved to facilitate development within the settlement boundary of the existing LDP.</p> <p>The ancient inventory woodland of West Lamberkine Wood is shown on the forestry plan for felling and replanting post 2032. Up to this period there will be thinning and it could potentially be opened up to amenity use, with advanced planting along boundaries and key views, to ensure a robust and more useable woodland structure is retained/created. The larch and birch plantations in particular would be well suited to amenity use. The potential exists to refine and extend the forestry around Lamberkine wood which is shown for post 2032 felling/replanting, reflecting comments made through the charrette process by SNH and others.</p> | <p>adjacent to the A 85. There is a rise of approximately 65 metres from the lowest point of the site to the highest point which is located along the southern boundary of the site adjacent to the A9. A high point also exists in the vicinity of the Gallows Road entrance along the eastern boundary of the plan area. The topography grades are pretty consistent in an east west direction for the most part throughout the site with the slope directed in a mainly north south orientation.</p> <p>The Lamberkine woodland to the west of proposed development areas but potentially affected by the strategic access point from the A9 is ancient woodland inventory.</p> |
|--|--|---|--|

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Site directly intersects an intercatchment at risk area (surface water quality).</p> <p>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</p> <p>The site has a burn that traverses the site from southeast to northwest.</p> <p>There is a waste water drainage</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Development should be set back from watercourses</p> <p>Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – requiring connection to public sewerage system + and appropriate SUDS</p> <p>Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | hotspot for Huntingtower. | | | additional biodiversity. P&K Flood Team indicated that discharge post development which was less than the current discharge value would be acceptable. Opportunities also exist to deposit in the East Pow. | |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small areas of SEPA medium risk for surface water flooding exist along the burn that traverses the site southeast to northwest. | Check all the GIS Layers for flood risk | - | Apply policy EP3C Surface Water Drainage Requirement for DIA and possibly for FRA. There will be a functional flood plain at medium to high risk of flooding associated with the small tributary of the East Pow burn that runs through the site, which should be safeguarded. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment for the River Tay SAC. There are protected species records for hedgehog, and swift (Tayside Biodiversity Action Plan Species – 2 nd | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species | | Policy NE3 Biodiversity. Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | <p>tranche).</p> <p>There is ancient woodland to west of and south of the site proposed which could potentially be affected by the strategic access point from the A9 (although this access has not be designed to a stage where the land take and exact location can be confirmed).</p> | <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | | <p>integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for additional biodiversity.</p> <p>The powerline routes will provide opportunity for enhanced corridors for wildlife movement and biodiversity.</p> <p>The ancient inventory of West Lamberkine Wood is shown on the forestry plan for felling and replanting post 2032. Up to this period there will be thinning and it could potentially be opened up to amenity use, with advanced planting along boundaries and key views, to ensure a robust and more useable woodland structure is retained/created. The larch and birch plantations in particular would be well suited to amenity use. The potential exists to refine and extend the forestry around Lamberkine wood which is shown for post 2032 felling/replanting, reflecting comments made through the charrette process by SNH and others</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>Screening Determination – River Tay SAC:</p> <p>(a) Proposals which make provision for change but which could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.</p> <p>Justification:</p> <p>A small watercourse located in the southern part of the site flows into the East Pow River which is part of the River Tay SAC. However, given the distance from the site proposal to the SAC (approximately 2400m away) it is considered unlikely that there will be any HRA implications.</p> <p>Screening Determination – South Tayside Goose Roosts SPA:</p> <p>(b) Proposals which make provision for change but could have no significant effect on a European site, because any potential effects would be trivial, or</p> | |

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| | | | | | | <p>'de minimis' or so restricted that they would not undermine the conservation objectives for the site.</p> <p>Justification:</p> <p>There are geese at Aberdalgie and roosting geese at Dupplin, but they are relatively distant from the proposal site. Geese have also been recorded feeding around Tibbermore and fighting in and out but this is not regarded as a big issue in terms of HRA implications. Therefore any potential impacts on the qualifying interests of the SPA are considered to be minimal.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geological sites affected by this proposal. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | There is a burn which traverses through the site southeast to northwest. | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - | 0 |

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| | habitat fragmentation or greater connectivity? | | <p>There are substantial pockets of existing woodland within the site.</p> <p>See comments/mitigation for woodland made under question “To what extent will the proposal affect biodiversity, flora and fauna interests? “</p> | | | <p>retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy.</p> <p>Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for additional biodiversity.</p> <p>Also the powerline routes will provide opportunity for enhanced corridors for wildlife movement and biodiversity.</p> <p>The potential exists to refine and extend the forestry around Lamberkine wood which is shown for post 2032 felling/replanting, reflecting comments made through the charrette process by SNH and others.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management | Air | Yes | | - | Application of policy EP11 plus design and layout needs to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | There is a need to investigate potential for district heating schemes on strategic sites. | | | consider air quality. | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>There would be a need for 2 double stream primary schools to serve 3,000 homes at Perth West.</p> <p>There would be a need for a medical centre to serve 3,000 homes at Perth West.</p> <p>There may be a requirement for cemetery provision within the site as existing cemetery provision within Perth is nearing capacity.</p> | GIS Layers for school catchments | -- | <p>Provision of land for 2 double stream primary schools and developer contributions to fund the build on a pro rata basis.</p> <p>Potential provision of land for cemetery provision.</p> <p>Provision of 25 hectares of employment land onsite.</p> <p>Provision of land for a medical centre.</p> <p>Ensure appropriate integration with surrounding communities through connections with Burghmuir road, the scouring burn network of paths to the south, and a connection somewhere in the vicinity of the current right of way across the A9 which will need stopped and replaced.</p> | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity | Popl and human health or material | There are core paths that run through and close to the site. | GIS layers for core paths and rights of | - | Application of Policy CF1B ensures appropriate provision of informal and formal open | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | and accessibility to open space or result in a loss of open space? | assets | | way and maintained open space and existing LDP for open space allocations | | <p>space alongside any development proposals.</p> <p>Application of policy CF2 Public Access.</p> <p>Retain existing core paths and integrate a network of footpaths and cycleways integrated into the greenspace, Core Paths Network, and public realm, to allow greater mobility throughout the development.</p> <p>Connections should also be made to the wider network of paths and tracks in the countryside outwith the development including opening up amenity potential of West Lamberkine Wood.</p> | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Provision of 25 hectares of employment land onsite as part of a wider Perth West allocation. | Check CFS form | ++ | Provision of 25 hectares of employment land onsite as part of a wider Perth West allocation. | ++ |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | <p>There are a number of areas of potential contamination located within the plan area.</p> <p>These include mainly former quarry sites, a petroleum storage tank, an underground chemical storage tank within the Noah's Ark site, and a</p> | GIS aerial map/site visit | - | A geo-environmental audit will be required at the more detailed design stage to determine the level of contamination and remediation requirements for these areas. | 0 |

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| | | | <p>former sheep dipping station. Mineral workings such as sand and gravel quarries are considered to be low risk in terms of contamination.</p> <p>The Huntingtower Quarry is being actively filled in with controlled inert material, with the other quarries having been previously in-filled, details of which are not available at this time.</p> | | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | <p>There is no peat content in the soil.</p> <p>Most of the site lies within prime agricultural land classification 3.1 with areas outwith prime classifications (class 3.2) to the south west and north of the site.</p> | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Landowner suggests that detailed design and phased implementation could commence 2016-17. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | <p>The topography grades are pretty consistent in an east west direction for the most part throughout the site with the slope directed in a mainly north south orientation.</p> <p>Central areas of the site are well</p> | Check CFS form, aerial map and possibly site visit | 0 | <p>The design and layout and siting and design of buildings to take account of solar orientation.</p> <p>Woodland planting to the west could improve shelter for the southern/western areas of the</p> | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | contained by woodland. | | | site | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks. | | - | Access roads would need to be delivered to the satisfaction of the Council and Transport Scotland. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The A9 is a barrier to connectivity with existing communities/facilities in Perth.</p> <p>Bus service numbers 14, 15, 155 and 647 operate along the A85 to the north of the site providing sustainable transport links to the existing uses i.e. Dobbies, Travel Lodge, Tesco and B & Q.</p> <p>Bus service number 19 to Stirling runs along the A9 to the south. In addition, a series of bus routes run throughout the established residential areas to the east of the A9 and these will be easily accessible</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | -- | <p>These existing bus services should be extended to serve the site offering frequent public transport opportunities to the new development.</p> <p>The A9 right of way will need to be closed off before development in this area of Perth West, and a new pedestrian/vehicular access will need to be provided in its place (in the vicinity of the existing right of way).</p> <p>Pedestrian connection from west of the A9 to connect with</p> | 0 |

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| | | | on foot and bicycle from the plan area by the new and upgraded transportation links | | | <p>path network along the Scouring burn.</p> <p>Ensure sustainable communities of mixed use development are created in line with the Masterplan Framework with neighbourhood centres within walkable distance</p> <p>Bus stops should be located along the main road connection within the mixed use development ensuring that all parts of the proposed site will be within a 400 metre walk of a bus service.</p> | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | <p>A network of large transmission overhead electricity cables traverses the site. A 132kV overhead cable bisects the site from west to east and terminates at the Burghmuir Supergrid Substation located near Glendevon Farm. A high voltage overhead line runs along the western site boundary in the northern part of the site area, in the south this cable bisects the site from northwest to southeast.</p> <p>A lower voltage overhead system</p> | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of</p> | - | <p>Detailed analysis of existing networks and any diversion requirements would take place through the design process for the site.</p> <p>Due to the size of development it is likely that offsite upgrades will be required to service the potential scale of new development</p> | 0 |

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| | | | exists within the plan area which serves the local farms and properties. An intermediate pressure gas main operating in excess of 7 bar runs through the centre of the site from the A85. Low pressure mains serve the local farms. A fibre optic telecommunication network is attached to the 132kV overhead pylon system. 6. | the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Policy 4 ‘Strategic Development Areas’ of the SDP identifies that Local Development Plans should identify specific sites for the Strategic Development Areas and allocate land for 4,000+ homes and 50ha of employment land in Perth North/ West. The preferred option within TAYplan is to identify a range of major strategic sites capable of accommodating new or expanded sustainable communities making provision for housing and social, community, and employment uses. Most will require major infrastructure investment and many of these strategic allocations may continue to deliver Perth’s requirements for a further 10 to 20 years beyond the plan period. | Check NPF3 and TAYplan SDP | + | Ensure that the LDP supports the delivery of 4,000+ homes at Perth North/West offering some flexibility on how this is delivered/phased, whilst ensuring sufficient certainty is provided to assist delivery of the new communities here. | ++ |
| | Will the site make use of existing buildings? | Material Assets | There are three listed buildings within the area. There are a limited number of existing dwellings and | GIS aerial map/site visit | - | The Noah’s ark facility should continue to operate as a smaller leisure orientated | 0 |

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| | | | farmhouses located within different parts of the site and the Noah's Ark children's play centre | | | centre. The three listed buildings within the area need to be incorporated within the development. Otherwise seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage. | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designations that will be affected by this proposal | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The western edge of Perth forms an abrupt transition between the urban area and the surrounding rural land further reinforced by the A9 dual carriageway.</p> <p>The site offers a high quality agricultural landscape of distinctive character and with an interesting cultural heritage associated with historical activity and landscape management.</p> <p>The sites slopes are directed in a</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>There are landscape and visual sensitivities to the development of this site that will need to be addressed in the detailed masterplanning and design and layout of this site.</p> <p>There is a need for preparation of an urban design framework for the A85 corridor, and preparation of a Landscape Framework with a Greenspace network management plan to</p> | 0 |

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| | | | <p>mainly north south orientation with high points adjacent to the A9 to the south and in the vicinity of the Gallows Road along the eastern boundary.</p> <p>Within the David Tyldesley Associated Perth Landscape Capacity study this site lies mainly within LH6 Lowland Hills Gask Ridge. This area is considered to have landscape, settlement form/pattern and visual constraints. Assessing that “The A9 has formed a strong physical feature restraining development from sprawling along the Gask</p> <p>Ridge which is important because the ridge landscape is not associated with extensive built development. The woodlands are important landscape features and the hills are prominent in many views, especially from the A9 and the motorway on these important approaches to the city.</p> <p>The northern part of the site (H70) lies within BVL8 Broad Valley Lowland Huntintower. There are settlement form and visual constraints here. The assessment comment says “The A9 has formed a strong physical feature preventing development from sprawling along the valley lowlands and has helped</p> | | | <p>accompany the Masterplan to:</p> <p>Soften the western urban edge of Perth</p> <p>Create a new outer western edge which links shelterbelts and woodlands, and incorporates new tree planting, providing a transition between town and country.</p> <p>Extend and strengthen the existing structure of woodlands, hedgerow trees, and shelterbelts to create contained areas of development within the site.</p> <p>Incorporate the powerline rights of way to create a secondary green network, and incorporate these networks with potential SUDs ponds.</p> <p>Enhance the green corridor along the A9 to control outward views where appropriate and provide a quality of driver experience.</p> <p>Incorporate key vistas from the central area of the site adjacent to the Old Gallows road and Noah’s Ark.</p> | |

[illegible]

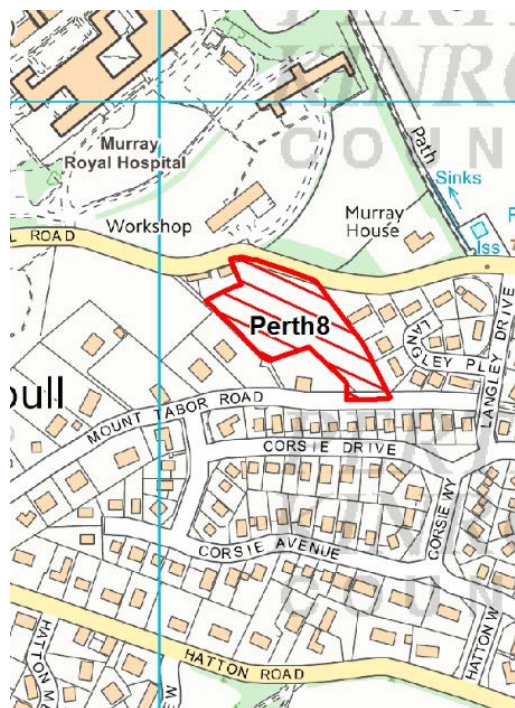
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Inventory of Historic Battlefields - Battle of Tippermuir lies within the site.</p> <p>Known heritage assets include an early Bronze Age cist burial, a cup and ring marked stone, a Roman watchtower, a Roman camp and sites relating to medieval and later rural settlement.</p> <p>West Mains of Huntingtower Farmhouse (Category B) (Reference: 18313)</p> <p>.. Newhouse Farmhouse (Category B) (Reference: 18312)</p> <p>.. Newhouse Steading (Category C) (Reference: 19872)</p> <p>A Scheduled Monument identified as “Mains of Huntingtower, henge, enclosures, pits and road” (Index Number 3630), traverses the site in a north easterly to north westerly direction adjacent to the A85.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | <p>Impacts on the historic environment will be avoided wherever possible through appropriate greenspace and layout and design.</p> <p>Preparation of a Battlefield Conservation plan to pinpoint action and further clarify the crucial landscape context of the battle and for this to inform future masterplanning work.</p> <p>Preserve the SAM including Roman road and ditches and its setting.</p> | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with | | | 0 | The reinstatement of the Old Gallows Road to the west, the conservation of Tibbermore Church, and the interpretation of the battlefield and community involvement in its research. | ++ |

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| | | landscape | | | | The outcomes of the Battlefield Conservation Plan should be taken into account before confirming the planting strategy. | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The site is compatible with neighbouring uses. There are potential conflicts with businesses Agricar and Kings who move large pieces of kit using HGV's. Noise from the A9 will affect development of this site. | OS map and site visit | | Ensure that appropriate mitigation is secured looking at some form of buffer around these businesses. Need for noise assessment and possibly noise attenuation measures. | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Need to prove the effectiveness/deliverability and suitability of the access strategy. Difficulties with delivery of multi landowner site. Need for joint masterplan and delivery plan. | Check CFS form | -- | Additional information including detailed access strategy required for the Proposed Plan stage but initial feasibility work supports inclusion in the LDP | - |

| | | | |
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| Site Name: Land north of Mount Tabour Road | Source of site suggestion: All landowners/interested parties identified/aware? DM Hall Baird Lumsden Surveyors have submitted a proposal for residential development on the behalf of the landowner Mr Ian Todd. Mr Mackay is interested in developing the plot for 4 homes. | | Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as an area of protected open space. Was considered at Examination stage of the previous LDP. It was resisted because it is “part of a network of open space which leads up out of Perth onto Kinnoull hill and the Sidlaws and is an important part of the character of the area” and because “The development of the site for five houses would impact on the semi-rural nature of this part of Perth and remove the remaining context for Gean Cottage” which is B listed and was the childhood home of Patrick Geddes. The Reporter agreed with the Council’s position that there was “no persuasive evidence to support the allocation of this sensitive site for housing”. |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Perth 8 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | |
| OS Grid Ref: 312516 723762 | Site Size (ha): 0.9 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is an area of greenspace which is surrounded by residential development and a large area of openspace to the south. It provides a setting for the B listed Gean housing to the north and there are some trees along the southern boundary of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped greenspace | Proposed Use: Residential development for 4 homes by Mr Mackay and residential development by the landowner. | Initial Officer Comments It is open space within the well-established Kinnoull residential area. It is a sensitive site due to impact its development would have on the open space network, semi- rural character of | |

| | | | |
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| | | the area and impact on the setting of the B listed Gean cottage. There is still no compelling need for this site and it should not be supported. | |
|--|--|--|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |

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| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There are some small pockets of low risk SEPA flood risk surface water areas affecting the northern part of the site adjacent to Muirhall Road. | Check all the GIS Layers for flood risk | 0 | Policy EP3C Possible requirement for FRA/DIA | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Add the following criteria to the developer requirements section: ⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC. ⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a | 0 |

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| | | | | | | <p>species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy NE3 Biodiversity.</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are some trees along the southern boundary of the site. Its development could potentially impact on habitat fragmentation as it links in with other open spaces and trees from the edge of Perth down to the River Tay | GIS aerial map/OS map/site visit | -- | Landscape framework including additional planting, setting development well back from existing and proposed woodland. | -- |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | 0 | Application of Policy EP11 Air quality management area | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and | | There is not the capacity in Kinnoull Primary School catchment which is | GIS Layers for school | - | Proportional developer contributions will be sought towards primary education | 0 |

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| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It has a west facing hillside location and has some protection from existing residential areas. | Check CFS form, aerial map and possibly site visit | - | Siting and design of buildings to take account of solar orientation. Potential for planting associated to landscaped areas to provide some more shelter | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is reasonably well located site for active travel to the primary school although there is an incline to contend with and it lies within easy active travel distance of bus stops on Muirhall Road | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | | 0 |

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| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | This site is open space within the well-established Kinnoull residential area. It is a sensitive site due to impact its development would have on the open space network, semi-rural character of the area | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Landscape framework including additional planting, setting development well back from existing and proposed woodland. | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |

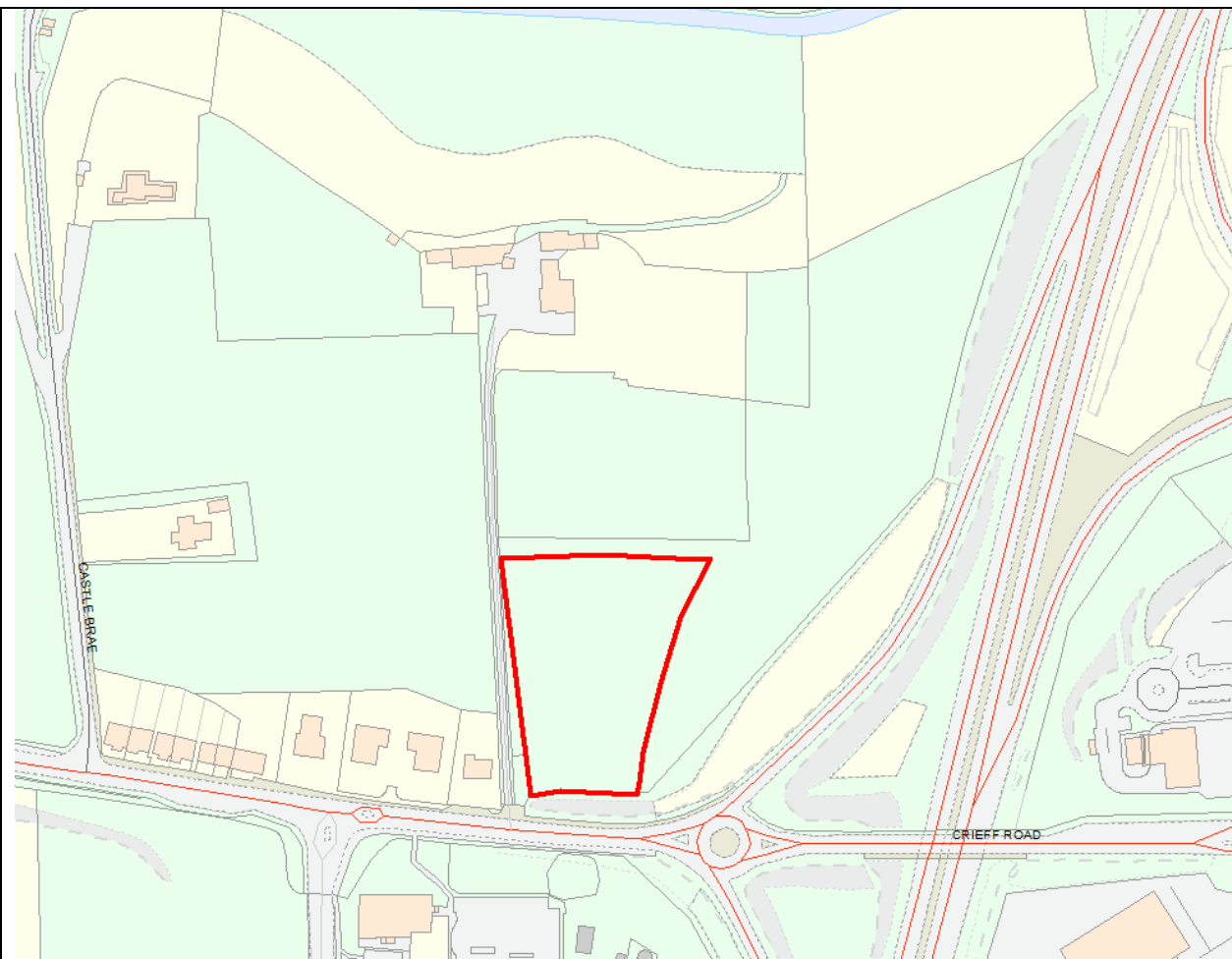
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Yes the B listed Gean Cottage lies adjacent to the sit on Mount Tabor Road.</p> <p>Also Rig and Furrow local archaeological record on the north western boundary of the site</p> | <p>GIS layers</p> <p>Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology</p> <p>Site visit</p> | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Reducing the developable area to exclude land to the east of Gean House on Mount Tabor Road could help mitigate the impact. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Possibly | | 0 | Recording of any features found in investigation | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes it is compatible with residential areas and neighbouring open space. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|--|--|---|
| Site Name: Site south of Huntingtower House | Source of site suggestion: All landowners/interested parties identified/aware? James Ritchie submitted this as the landowner of this site. | | Site History/Previous planning applications, existing local plan policies and proposals: 15/00036/FLL planning permission granted for: Upgrading of roads infrastructure including the formation of new roads, roundabouts, bridges, car parking, landscaping and associated works |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Perth 9 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside | There are currently trees to the west of this site west of the slipway to the A9 however this will be affected by the approved junction improvement to the A85 and A9 which involves realigning the road to further west. The new slip road will be higher than the existing slip to reach bridge level. |
| OS Grid Ref: 308509 725098 | Site Size (ha): 0.64 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is fairly flat agricultural land which lies adjacent to the A85 and adjacent to the access to Huntingtower House. There are important public views across this field towards the Scheduled monument of Huntingtower Castle to the north west. There are trees outwith the site immediately south of Huntingtower House which prevent other views to it. |

| | | | |
|---|--|---|--|
| <p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</p> <p>It is currently in agricultural use.</p> | <p>Proposed Use:</p> <p>Residential use</p> | <p>Initial Officer Comments</p> <p>The amenity for housing here would be greatly compromised by vicinity and height of the new northern slip. The landscape proposals will create an attractive edge on both sides of the new slip road to reduce the impact of the new structures. However it will take time for this to mature and the height and vicinity of the slip mean that this site cannot provide suitable amenity for housing here.</p> <p>The impact this proposal would have on the setting and views towards the Huntingtower Castle Scheduled Monument would be unacceptable and cannot be suitably mitigated by siting and design. This site and this view of the castle are extremely important to the setting of the castle and the site should remain undeveloped.</p> <p>It is unclear whether Transport Scotland would accept intensification of the use of the Huntingtower narrow access onto the A85 so close to the new slip.</p> | |
|---|--|---|--|

Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk | Water, | There are no SEPA flood risk areas | Check all the | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | of flooding or could its development result in additional flood risk elsewhere? | Climatic Factors and Human Health | affecting this site. | GIS Layers for flood risk | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | <p>Add the following criteria to the developer requirements section:</p> <p>⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</p> <p>⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy NE3 Biodiversity.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected | | No | GIS Layers for Geological Conservation Review sites, | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | by the proposal? | | | SSSI, and Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The proposal would not affect habitat connectivity. | GIS aerial map/OS map/site visit | - | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | - | Application of policy EP11 | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is no spare capacity in Tulloch Primary School. | GIS Layers for school catchments | 0 | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It does not affect any existing open space or pathways. | GIS layers for core paths and rights of way and maintained open space | 0 | Application of Policy CF1B would ensure some provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | and existing LDP for open space allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soils here but the northern 1/3 of the site lies within prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | There is some protection from existing housing to the west of the site. | Check CFS form, aerial map and possibly site | - | Siting and design of buildings to take account of solar orientation. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | | | | visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is not well located site for active travel to the primary school due to the distance but it is close to the commercial centre and shopping facilities on the A85. There is a bus stop which serves Dobbie's Garden centre very close to the site. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | <p>safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to | Landscape | It is a highly visible site lying next to the A85 which requires careful design and layout and high quality | Check existing LDP | - | | 0 |

[illegible]

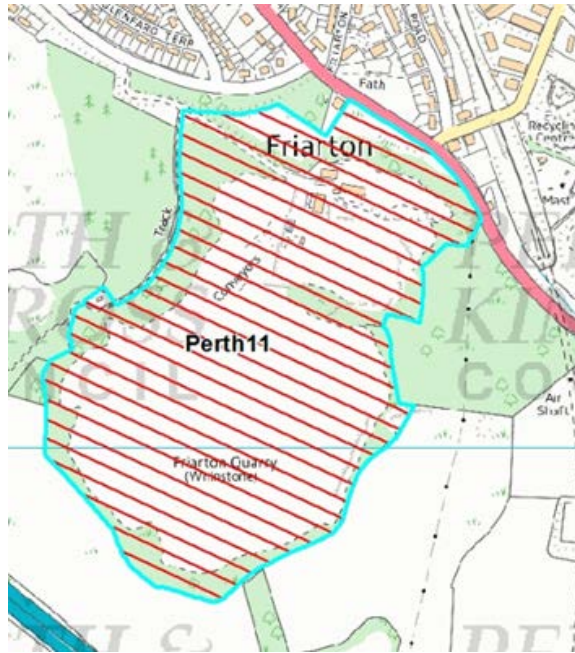
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Mains of Huntingtower, henge, enclosures and pits lies to the northwest of the site, and Huntingtower Castle lies to the north both Scheduled monument. Local archaeology records lie within the site to the north adjacent to the A85 for a road? | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | -- | This key public views to the Huntingtower castle would be significantly compromised by development here regardless of its layout and design. This site and this view of the castle are extremely important to the setting of the castle and should remain undeveloped. Recording of any features found in investigation | -- |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Possibly | | 0 | Recording of any features found in investigation | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with some of existing uses here with residential and commercial uses nearby however it is not compatible with its closeness to the new slip which will impact on the amenity of the site for housing. There are currently trees to the west | OS map and site visit | -- | Planting/bunding/noise barriers could lessen the impact of being located next to the slip. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | <p>of this site west of the slipway to the A9 however this will be affected by the approved junction improvement to the A85 and A9 which involves realigning the road to further west. The new slip road will be higher than the existing slip to reach bridge level. The landscape proposals will create an attractive edge on both sides of the new slip road to reduce the impact of the new structures. However it will take time for this to mature and the height and vicinity of the slip mean that this site cannot provide suitable amenity for housing here.</p> | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|-----------------------------------|--|---|--|
| Site Name: Perth Quarry | Source of site suggestion: All landowners/interested parties identified/aware? Suggested by the landowner Lafarge Tarmac Ltd | | Site History/Previous planning applications, existing local plan policies and proposals: The site is identified as employment land within the settlement boundary in the adopted Perth and Kinross Local Development Plan. The site has historically been used for light industrial purposes. |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Perth 11 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | <p>Planning Application Reference – 12/00001/WMP: An application was submitted on 23 January 2012 for an extractive waste management plan for existing quarry operations at Friarton Quarry, Friarton Hill in Perth. This was approved on 12 March 2012.</p> <p>Planning Application Reference – 04/00625/FUL: An application was submitted on 25 March 2004 for proposed aggregative recycling facility at Friarton Quarry, Friarton Hill in Perth. This was approved conditionally on 18 June 2004.</p> <p>The requirement of the mineral consent on the site is for the restoration of the quarry area to be left as rough grassland and, therefore, in planning terms this would in the future be classified as greenfield land.</p> |
| OS Grid Ref: 311573 721301 | Site Size (ha): 21 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located south of Gleneagles and Edinburgh Road and residential areas. It is bounded by agricultural land to the east, west and south. There is a core path link to the immediate west of the site on St Magdalene's hill. Immediately framing the site on all sides is woodland making it visually well contained. |

| <p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</p> <p>It is currently a working aggregate quarry operated by Lafarge.</p> | <p>Proposed Use:</p> <p>Mixed residential/leisure use which could be used for a dry ski slope, climbing walls and mountain biking.</p> | <p>Initial Officer Comments</p> <p>The site lies within the settlement boundary as an existing employment site and as such is already supported for development subject to Development Plan vision, strategy and general policies.</p> <p>This site is well contained site for employment type uses but may present challenges in terms of providing appropriate accessibility and connection to existing residential areas to the north. Also it is unclear whether the finished floor levels and topography will allow sufficient amenity for a residential use here.</p> <p>To support widening the acceptable uses on this site to include the principle of housing there is a need for the landowner to prove that they will be able to provide acceptable amenity for housing on the northern portion of the site when the quarry use is finished. Further detail is also needed to confirm the viability of creating this mixed use leisure and residential development (to clarify this issue and consider whether this change should be supported in the Proposed Plan).</p> | |
|--|---|--|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EP3 to Avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There are some pockets of medium/high risk SEPA surface water flood risk areas affecting middle and southern areas of the site. | Check all the GIS Layers for flood risk | - | Policy EP3C Drainage impact assessment required at the planning application stage to define area | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | | | at risk and appropriate detailed layout and levels and SUDS. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site lies within the catchment of the River Tay SAC.</p> <p>There is a protected species record for hedgehog within woodland to the north of the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Add the following criteria to the developer requirements section:</p> <p>⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</p> <p>⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | | | <p>effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy NE3 Biodiversity.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | Yes, there is a Tayside Geodiversity site covering the majority of the site. Survey work has revealed a spectacular peperite dyke and arthropod track. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside | - | Survey geological site and develop a preservation plan | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is woodland framing all boundaries of the site and although not currently forested the southern third of the site is in the Ancient woodlands Inventory and areas to the northwest and northeast are native woodland. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. A phased restoration programme and landscape management plan A comprehensive landscape masterplan creating a robust landscape framework maximising the potential to enhance biodiversity and protection of habitats. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | - | Application of policy EP11 | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Inch View Primary school to cope with the projected growth. | GIS Layers for school catchments | 0 | Proportional developer contributions will be sought towards primary education provision. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It does not affect any existing open space. There is a core path outwith the site which runs along the western boundary. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B would ensure some provision of informal and formal open space alongside any development proposals. Facilities that encourage and promote healthy lifestyles including creation of a network of cycle and pedestrian links through the informal open space (to integrate and link with existing facilities/ core path at St Magdalene's Hill and at Buckie Braes) | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Potentially as it is a working quarry | Check CFS form | 0 | Assessment of mineral resource to prove proposal will safeguard remaining mineral workable resources of economic or conservation value | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Currently working quarry which will require restoration to grassland as part of its minerals permission | GIS aerial map/site visit | 0 | | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soils here or prime agricultural land. Possibly there could be contamination issues associated to its quarry use? | GIS Layers for carbon richness (which shows whether there is peatland), and prime | - | Assessment to show ground conditions are suitable for residential development Suitable restoration of the land with a geo-environmental audit to determine the level of | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | agricultural land (LCA 50K) | | contamination and remediation requirements for areas of potential contamination | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is north facing and there is some shelter from woodland which frames all sides of the site. It is unclear whether they can provide acceptable amenity for housing on to the northern portion of the site when the quarry use is finished. | Check CFS form, aerial map and possibly site visit | -- | Siting and design of buildings to take account of solar orientation. The landowner will need to prove that they will be able to provide acceptable amenity for housing on the northern portion of the site when the quarry use is finished | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Issues with providing appropriate pedestrian cycle links. | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. The site should be accessed from Gleneagles Road and a Transport Assessment will be required. The creation of direct, convenient and safe pedestrian/cycle links to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|---|---------------------------|
| | | | | | | adjoining areas so that the development integrates with adjoining areas including methods of pedestrian/cycle crossing at Edinburgh and Gleneagles Road | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is not within active travel distance of its catchment primary/high school. It does lie within active travel distance of Tesco superstore. There are also bus stops adjacent to the site on Edinburgh Road. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Potential to change the catchment boundary of Moncreiffe and Inch View Primary schools? This should be considered. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No the site is an operating quarry and none of the buildings would be suitable for reuse. | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The Perth Landscape Capacity Study identifies this site within a landscape character unit for Kirkton – Criagend and states that, “Both these units contain some small | Check existing LDP GIS layer wild land Check the | 0 | A phased restoration programme and landscape management plan A comprehensive landscape masterplan creating a robust | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|---|---------------------------|
| | | | <p>scale, linear settlements which have been drawn by the views and the road corridors. IH5 also has a number of masts and a quarry and both meet at the Craigend Interchange with motorways passing through them. Nevertheless, they have helped to create the form of the city, they have a distinct rural and upland character clearly related to the Sidlaws. They perform vital functions in creating the landscape setting and identity/distinctiveness of Perth and provide probably the best views of the city. Conversely any development would be extremely and inappropriately conspicuous.”</p> <p>However this proposal relates to an existing quarry and this guidance is not particularly relevant to its situation. With good screening by way of woodland on all sides and being on the quarry floor development should not have a negative visual or landscape impact.</p> | <p>landscape impact using capacity study if one is available</p> <p>Site visit</p> | | <p>landscape framework maximising the potential to enhance biodiversity and protection of habitats.</p> | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |

Material assets

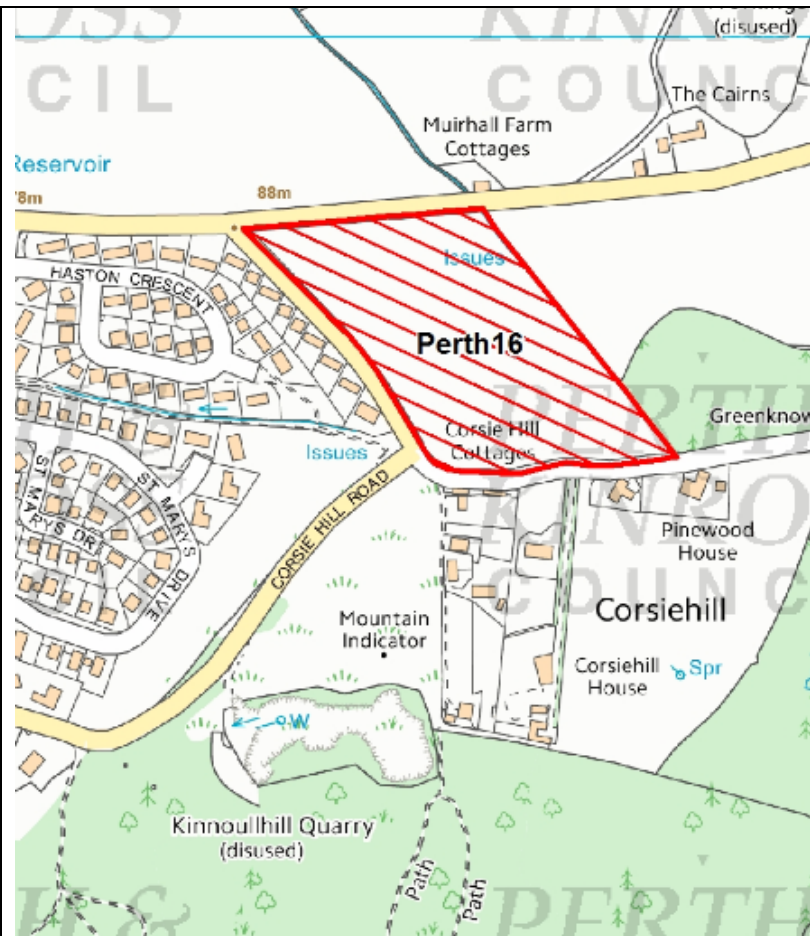
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is a b listed building record for the gunpowder magazine hut. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Retain and protect the setting of the b listed gunpowder magazine hut to the south west of the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes the proposal is compatible with existing residential areas to the north and could supplement and enhance the range of leisure facilities here linking up with other path routes. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|---|--|--|
| Site Name: Land at Corsiehill, Perth | Source of site suggestion: All landowners/interested parties identified/aware? Emac planning have submitted a proposal for residential development on behalf of the lead developer A+J Stephen Ltd . | | Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as outwith the settlement envelope. Was considered at Examination stage of the previous LDP. It was resisted because it is “poorly related to the established built form of this edge of the city and, if developed, would have the appearance on an urban encroachment into the landscape setting of the city. Any benefits associated with the provision of high quality landscaping and the provision of car parking and picnic facilities would not outweigh the harm this would cause.” |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: none Pre-MIR Site Ref: Perth 16 | Outside or adjacent to a settlement boundary? Outside | |
| OS Grid Ref: | Site Size (ha): 3.5 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is an open prominent field, with residential development to the west and Kinnoull Hill Public Park to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Housing, car park for 22 cars, bus turning area, and woodland planting | Initial Officer Comments This is an open prominent field which can be easily seen from the A94 Perth to Scone Road development here would significantly extend the urban area into open countryside which is part of the hill and important to the setting of the city. The planting and car park would be compatible with the objectives of the green belt policy if they were to be provided without the housing. It would have a negative impact on the Sidlaw Hills Special Landscape Area which identifies as a | |

| | | | |
|--|--|---|--|
| | | <p>special quality “Important backdrop and setting to Strathmore, Perth, the lower Tay and the Carse of Gowrie.” This proposal is a sensitive site due to its poor relationship with the existing settlement edge, and its development would have a detrimental impact on the setting of Perth, so it should continue to be resisted.</p> <p>There are better sites for active travel to facilities and services. It is also prime agricultural land so opportunities on non-prime agricultural land should be considered first before this option.</p> | |
|--|--|---|--|

Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There are some small pockets of low risk SEPA flood risk surface water areas affecting the western part of the site adjacent to Corsie Hill Road. | Check all the GIS Layers for flood risk | 0 | Policy EP3C Possible requirement for DIA | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Add the following criteria to the developer requirements section: ⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC. ⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---------|--|--------------------------|--|---------------------------|
| | | | | | | <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy NE3 Biodiversity.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are some trees along the western boundary of the site. | GIS aerial map/OS map/site visit | - | Landscape framework including additional woodland planting, and setting development well back from existing and proposed woodland. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | yes | | - | Application of policy EP11 | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not the capacity in Kinnoull Primary School catchment which is currently over capacity. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It would result in loss of some informal greenspace on the edge of Perth. There is an existing core paths/rights of way to the south of the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B would ensure some provision of informal and formal open space alongside any development proposals. Footpaths through the site are proposed to link up with the existing path network to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | Kinnoull Hill | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soils here, but most of the site is prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Reuse soils locally elsewhere | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It has a north facing hillside location, and is in a fairly exposed location. | Check CFS form, aerial map and possibly site visit | -- | Siting and design of buildings to take account of solar orientation. Potential for planting to provide some more shelter | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is not well located site for active travel to the primary school and there is a steep incline to contend with although it does lie within easy active travel distance of bus stops on Muirhall Road | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | -- | | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and</p> | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | <p>safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS and site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | <p>It would have a negative impact on the Sidlaw Hills Special Landscape Area which identifies as a special quality “Important backdrop and setting to Strathmore, Perth, the lower Tay and the Carse of Gowrie.”</p> <p>This proposal is a sensitive site due to its poor relationship with the existing settlement edge, and its development would have a detrimental impact on the setting of</p> | GIS layers for NSA and SLA | -- | Advance woodland planting to help mitigate the impact on the setting of Perth and better integrate development into the landscape. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|--|---------------------------|
| | | | Perth. Mitigation cannot sufficiently address impacts. | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | It is a sensitive site due to impact its development would have on the setting of Perth. Mitigation cannot sufficiently address impacts. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Advance woodland planting to help mitigate the impact on the setting of Perth and better integrate development into the landscape. | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Yes, the current boundary meets the requirements of SPP. | GIS layer greenbelt | -- | Advance woodland planting but this would still not be as strong a boundary as the current one. | -- |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | 0 | | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | 0 | | 0 |

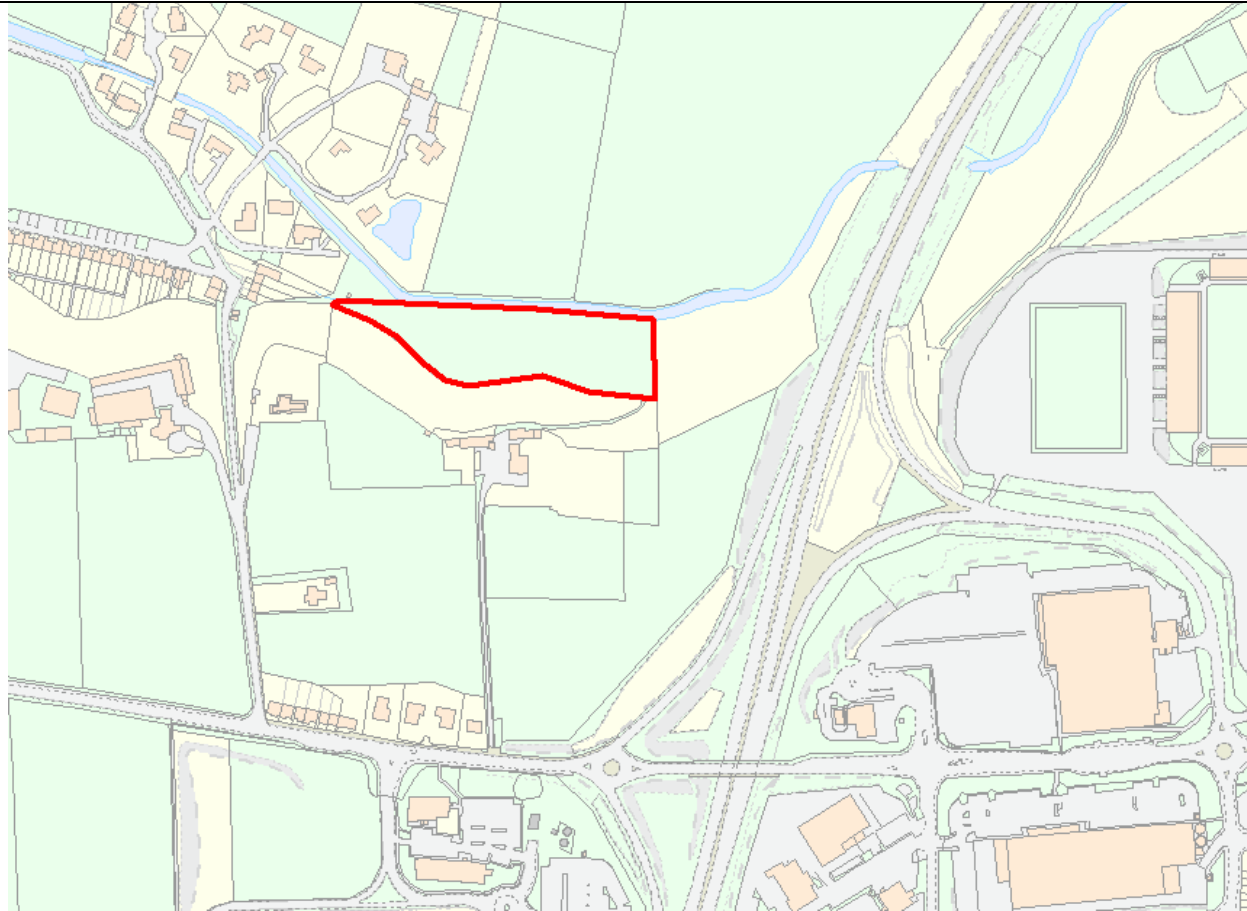
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with adjacent residential area. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|---|--|--|
| Site Name: Site north of Huntingtower House | Source of site suggestion: All landowners/interested parties identified/aware? McCrae & McCrae Ltd on behalf of the landowner Tim Flett | | Site History/Previous planning applications, existing local plan policies and proposals: 15/00036/FLL planning permission granted for: Upgrading of roads infrastructure including the formation of new roads, roundabouts, bridges, car parking, landscaping and associated works To the west of this proposed site the new slip road will be higher and slightly closer than the existing slip to reach bridge level. |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Perth 17 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside | |
| OS Grid Ref: 308408 725174 | Site Size (ha): 1.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is fairly flat and lies adjacent to the lade. Tress border it to the north, woodland associated to Huntingtower house to the south borders and encroaches on the south side of the site, woodland and then new slip are to the east, and to the west is Ruthvenfield residential area. The inventory woodland trees to the south prevent views to Huntingtower castle. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Rough scrub land adjacent to the lade bordered by mature trees on all sides. | Proposed Use: Residential use | Initial Officer Comments The whole site lies within the Ancient woodlands inventory. Scottish Planning Policy identifies this as an important and irreplaceable national resource that should be protected and enhanced. UK Forestry Standard and the National Inventory of Woodlands and Trees | |

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| | | <p>combined identifies the woodland as being 'The part of woods and forests where the ecological condition is, or will be, strongly influenced by the tree canopy. This embraces land under stands of trees with a canopy cover of at least 20%, or having the potential to achieve this, including integral open space, and including felled areas that are awaiting restocking. The minimum area is 0.1 hectares.'</p> <p>Therefore this site is all within the defined woodland (as confirmed by the inventory boundary) and its development would have an ecological impact on the woodland. There is possibly not sufficient land on this site to provide adequate setback from the trees for safety (with a depth of less than 40 metres between the canopies north and south at the widest points). The larger the tree the greater the separation required, particularly when located to the south of a building and there are very large trees to the south of this site. As well as safety issues because there are large trees to the south this would cause restricted sunlight issues due to shading by trees.</p> <p>Also where trees restrict views, there is often pressure to remove, or continually trim back foliage to maintain or enhance a view and this would be a concern for the trees to the north, and removal of trees to the north would have an impact on the quality and value of the wider landscape and the amenity of the lade/ancient</p> | |
|--|--|--|--|

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| | | <p>woodland. Any mitigation of the shading issues and restricted outlook of this site would result in unacceptable impacts on inventory woodland, its amenity and biodiversity value and would result in fragmentation of the habitat.</p> <p>In terms of access the two suggestions are a new long access from the north across the mill lade (but this would be undesirable for the impact it would have on the landscape and amenity of this area) whilst access from the west looks difficult to achieve due to the proliferation of existing junctions here and garden ground involved.</p> <p>The amenity for housing here could also be compromised by vicinity and height of the new northern slip.</p> <p>In addition to habitat impacts the amenity of new housing here would be compromised by its vicinity to the new slip, its lack of outlook and shading.</p> | |
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Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The site lies within a SEPA river medium flood risk areas. However it is understood that the Almondbank Flood Protection Scheme will address the flood risk issue for this site. | Check all the GIS Layers for flood risk | - | Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | There are pockets of medium risk surface water flooding issues in central and northern areas of this site. | | | Probably DIA required. Application of policies EP2 and EP3C | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site lies within the catchment of the River Tay SAC.</p> <p>There are many protected species recorded sightings close to the site including Dunnock, spotted flycatcher, otter, hedgehog, song thrush, yellow hammer and pipistrelle, whilst Natterer's Bat a Scottish Biodiversity List species was recorded at the western edge of the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Add the following criteria to the developer requirements section:</p> <p>⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</p> <p>⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | | | <p>plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Requirement for survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and bat); otters and woodland survey and application of Policy</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | NE3 Biodiversity. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The proposal would likely fragment habitat connectivity as it is open space surrounded by woodland. The whole site lies within the Ancient woodlands inventory as it is part of the ecology of it and so its development would impact on the habitat. | GIS aerial map/OS map/site visit | -- | Retention of trees would help mitigate this however there will be pressure to remove trees to the north for views out and this forms part of a valuable network of trees alongside the lade. | - |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | Yes | | - | Application of policy EP11 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is no spare capacity in Tulloch Primary School. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It does not affect any existing open space or pathways. The proposal suggests that access can be given over some of the Huntingtower House lands to provide paths and cycle access to the Crieff Road. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B would ensure some provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soils here but the eastern 2/3 of the site lies within prime agricultural land. | GIS Layers for carbon richness (which shows whether there | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is well sheltered from prevailing winds however there is restricted sunlight due to the shading from large trees to the south. There is probably not sufficient land on this site to provide adequate setback from the trees (with a depth of less than 40 metres between the canopies north and south at the widest points). The larger the tree the greater the separation, particularly when located to the south of a building (and there are very large trees to the south of this site). | Check CFS form, aerial map and possibly site visit | -- | There would be requirements for an Arboricultural Impact Assessment, Tree Protection Plan & Method Statement Landscape / Tree Planting Plan. However any mitigation of the shading issues and restricted outlook of this site would result in unacceptable impacts on trees/woodland and their amenity and biodiversity value. | -- |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | It is not well located site for active travel to the primary school due to | GIS layer for bus stops has | - | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | by public transport? | human health | the distance but it is relatively close to the commercial centre and shopping facilities on the A85 if access is provided through Huntingtower house land. There is a bus stop which serves Dobbie's Garden centre which is quite close to the site. | a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site currently lies in a very secluded spot owing to the woodland on all sides however the pressure for woodland removal to address issues of shading from the south, and views out to the north could change this. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | | - |

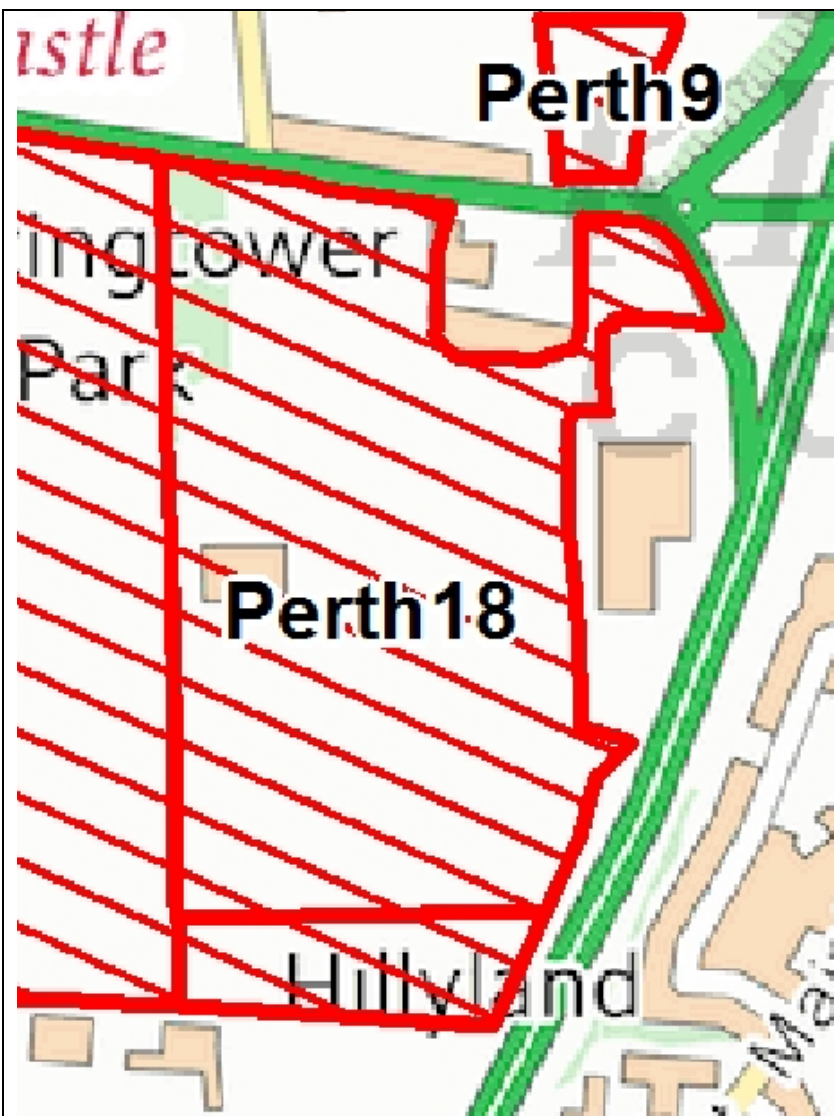
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Mains of Huntingtower, henge, enclosures and pits lies to the southwest of the site, and Huntingtower Castle lies to the south both Scheduled monument. However ancient inventory woodland runs to the south of the site and means that any development here would not have a significant impact on their setting. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, | -- | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | It will not result in an any opportunities. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is not compatible with the woodland that surrounds the site for reasons stated elsewhere in this assessment regarding impact on safety, shading and views. There is also vicinity and height of the new slip which could impact on the amenity. | OS map and site visit | -- | Planting/bunding/noise barriers could lessen the impact of being located next to the slip. | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|---|---|---|
| Site Name: Huntingtower Park (west of Dobbies Garden Centre) | Source of site suggestion: All landowners/interested parties identified/aware? Graham and Sibbald on behalf of the administrators of Perth City West LLP. | | Site History/Previous planning applications, existing local plan policies and proposals: The site benefits from an existing planning consent for a Sainsbury's supermarket (application reference: 09/02126/FLM) and a Petrol Filling Station (application reference: 12/00392/FLL). |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Perth 18 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | The site is identified as white land within the settlement boundary in the adopted Perth and Kinross Local Development Plan |
| OS Grid Ref: 308321 724720 | Site Size (ha): 11.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located on the A85 and lies to the immediate west of the A9 where there are existing commercial and leisure uses (Dobbies, The Glover Arms and Travelodge). To the west is land allocated for housing development H70 Perth West. Within the site to the south is some woodland and then beyond this outwith the site is Newhouse Farm and further potential development as part of a wider Perth West. Along the western edge there is some woodland. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): It is a cleared brownfield site formerly occupied by the Perth Agricultural Centre. | Proposed Use: Mixed residential/commercial use for 200 residential units and retail/commercial floorspace of approximately 45,000 sq ft. | Initial Officer Comments The site lies within the settlement boundary and as such is already supported for development subject to Development Plan vision, strategy and general policies particularly policies PM1 Placemaking, PM2 which would require a Design Statement to support the proposal, and RD1 Residential | There is an established footpath linkage to the adjacent Dobbie's Garden Centre, Travelodge and restaurant as well as the A85. There is also an established pedestrian track which runs along the western boundary of the site and provides a link to the south towards Newhouse Farm and the caravan park beyond. |

| | | | |
|--|--|--|--|
| | | use. Confirming this as a mixed use allocation with the A85 frontage of the site identified as a retail/commercial opportunity is appropriate with housing to the south. Whilst there is no housing land requirement it could come forward anyway as it is within the settlement boundary. | |
|--|--|--|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There are some small pockets of medium risk SEPA surface water flood risk areas affecting the northern part of the site adjacent to A85 and in the central areas. | Check all the GIS Layers for flood risk | - | Policy EP3C Possible requirement for FRA/DIA | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site lies within the catchment of the River Tay SAC.</p> <p>There is a protected species record for hedgehog within the site.</p> | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | <p>Add the following criteria to the developer requirements section:</p> <p>⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</p> <p>⇒ Where the</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | | | <p>development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance | |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|---|---|--------------------------|--|---------------------------|
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is capacity in Ruthvenfield Primary School catchment. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | It does not affect any existing open space. There is an established footpath linkage to the adjacent Dobbie's Garden Centre, Travelodge and restaurant as well as the A85. There is also an established pedestrian track core path which runs along the western boundary of the site and provides a link to the south towards Newhouse Farm and the caravan park beyond. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B would ensure some provision of informal and formal open space alongside any development proposals. Core path linkage along the western and southern edges of the site should be retained and appropriate linkages made to them through the site. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | The proposals contains a retail/commercial element | Check CFS form | + | Need to make the most of the A85 frontage for retail/commercial uses. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat content in the soils here but all but the northern edge of the site lies within prime agricultural land. Detailed ground conditions | GIS Layers for carbon richness (which shows whether there | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | | assessment works have previously been undertaken at the site including trial pits and boreholes. The previous assessment work concluded that there is no significant contamination at this site. | is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes it is indicated it can be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It has south facing slope and there is some shelter from woodland to the south and to the west. | Check CFS form, aerial map and possibly site visit | - | Siting and design of buildings to take account of solar orientation. Potential for planting associated to landscaped areas to provide some more shelter. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Transport Assessment was prepared to support the permission for Sainsbury's indicated that proposed road improvement works would accommodate the projected uplift in traffic resulting from the supermarket proposal. It is anticipated that the proposed mixed use commercial and residential development would have less of a traffic impact than the consented | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | | | <p>9533 sq m supermarket and petrol filling station.</p> <p>A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks.</p> | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is reasonably well located site for active travel to the primary school and is close to the commercial centre and shopping facilities on the A85. There is a bus stop which serves Dobbie's Garden centre very close to the site. | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of</p> | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | the LDP (they are not digitised) Check for pylons on OS and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | It is a highly visible site lying next to the A85 which requires careful design and layout and high quality landscaping/planting. The Perth Landscape Capacity Study identifies this site within a landscape | Check existing LDP GIS layer wild land Check the landscape | - | Landscape framework including additional planting, setting development well back from existing and proposed woodland. | 0 |

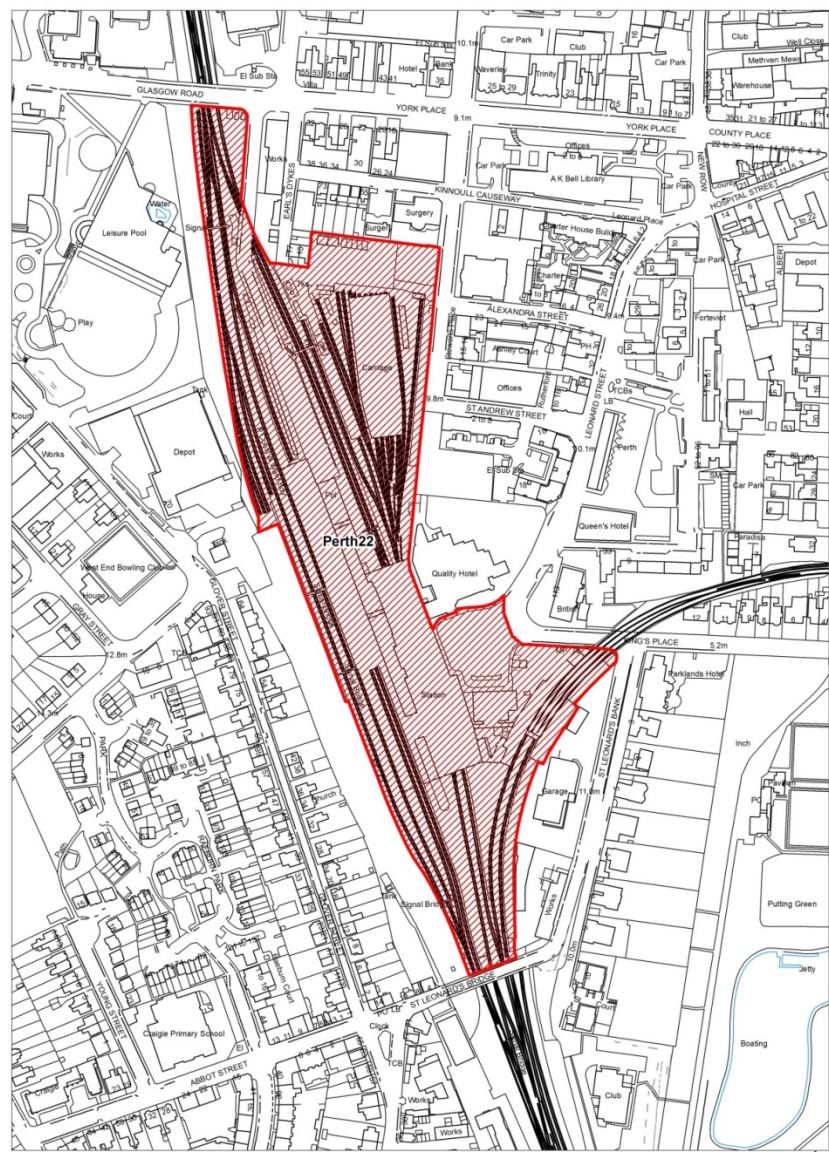
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | <p>character unit for the Gask ridge</p> <p>The A9 has formed a strong physical feature restraining development from sprawling along the Gask</p> <p>Ridge which is important because the ridge landscape is not associated with extensive built development. The woodlands are important landscape features and the hills are prominent in many views, especially from the A9 and the motorway on these important approaches to the city.</p> | <p>impact using capacity study if one is available</p> <p>Site visit</p> | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|---|--------------------------|--|---------------------------|
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes the proposal is compatible with existing commercial facilities and Newhouse farm. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|--|--|---|
| Site Name: Land at Perth Railway Station | Source of site suggestion: Identified in the City Plan. | | Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as existing infrastructure which is covered by policy TA1A which encourages the retention and improvement of these facilities as long as they are compatible with adjoining land uses. |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Railway Station Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | |
| OS Grid Ref: 311255 723120 | Site Size (ha): 6 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier1 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Comprises the B listed railway station itself with parking to front along with some underutilised land and warehousing to the north. The site lies adjacent to the B listed (Gothic) Station Hotel, and opposite the C listed Royal British House on Leonard Street. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Developed and brownfield | Proposed Use: Potentially create a new entrance to Perth railway station and integrated bus and coach station combined with the reuse of surplus land and property at Perth Station. | Initial Officer Comments Better utilising land and buildings fits well with national planning policy aims and is a very sustainable location for redevelopment whilst creating a new well designed and sympathetic entrance to the B listed Perth railway station could ameliorate the frontage provided by the less sensitive 1960's flat roofed ticket office. To the north of the railway station there is opportunity to improve the urban fabric with redevelopment of this site. | |

Insert Location Plan



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Scale:
1:2,000 ↑

Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There are large areas of low surface water flood risk within the site. | Check all the GIS Layers for flood risk | 0 | Policy EP3C Requirement for DIA to define any areas at risk and appropriate detailed layout and levels and SUDS. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Add the following criteria to the developer requirements section: ⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | | | <p>impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</p> <p>⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | <p>7.1)</p> <p>River Tay SAC Advice for Developers Supplementary Guidance</p> <p>Policy NE3 Biodiversity.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is little in the way of existing natural habitat to be affected by redevelopment | GIS aerial map/OS map/site visit | 0 | Policy NE3 Biodiversity | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | - | Application of policy EP11 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There would potentially be a positive impact for residents and the public with the provision of an improved railway entrance and integrated bus and rail station. If residential development is proposed here there is no capacity in the local primary school Inch View | GIS Layers for school catchments | + | Proportional developer contributions will be sought towards primary education provision if residential development is proposed. | ++ |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is no open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B would ensure some provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Unclear as uses proposed are not defined yet. | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield | GIS aerial map/site visit | ++ | | ++ |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | There is some mineral soil and some mineral soil with occasional peat | GIS Layers for carbon | - | Prepare an appropriate peat survey and management plan if | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | (see notes) | Soils | content in the soils here. It is not prime agricultural land. | richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | development is proposed on carbon rich soils; any disturbance or excavation be minimised. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Uncertain | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It lies within an existing built up urban area so there is some protection from prevailing winds. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design of buildings to take account of solar orientation. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It is a well located site for any redevelopment proposal as it lies close to Perth bus and rail stations and the services and amenities of the city centre. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active | ++ | | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---------|--|--------------------------|--|---------------------------|
| | | | | travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|---|--------------------------|--|---------------------------|
| | Development Plan? | | | | | | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No it will not affect any designated site. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The bus station and railway station are important to public realm of the city so improvements would be of great visible benefit.</p> <p>Redevelopment of warehouses to the north would also be of benefit and could improve the urban realm.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | + | High quality design and layout. | ++ |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Yes the site includes the B listed Station, and lies adjacent to the B listed (Gothic) Station Hotel, and opposite the C listed Royal British House on Leonard Street, and the B listed Caledonian Road Primary School. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment (including setting of) will be avoided wherever possible through sensitive layout and design. Creating a new well designed and sympathetic entrance to the B listed Perth railway station could ameliorate the frontage provided by the less sensitive 1960's flat roofed ticket office. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Possibly | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes it is compatible with residential areas and the Station hotel. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|--|--|--|
| Site Name: Isla Road Cemetery | Source of site suggestion: All landowners/interested parties identified/aware? Scone Estate/ PKC | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Perth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but adjacent to | |
| OS Grid Ref: | Site Size (ha): 8ha | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1, Perth | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Fairly flat site, previously used for Perth Racecourse stables although new facilities are being developed. Good access with nearby bus stop. Site within Greenbelt on edge of Perth settlement boundary. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Partly developed with stable buildings with greenfield. | Proposed Use: Cemetery | Initial Officer Comments SEPA recommendations are as follows (Bodies should not be buried within): 250 metres of any spring, well or borehole used as a source of drinking water 50 metres of any spring, well or borehole 50 metres of any watercourse 10 metres of any field drain (this means open ditch or even a sealed pipe) | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Unlikely. Watercourse to the south of site, approx. 80 metres from boundary of | Check on OS map GIS Landuse | - | Application of Policy EP3: Water Environment and Drainage offers potential to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | <p>site (Annaty Burn).</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No wetland/ march/ bog areas.</p> <p>Not within waste water drainage hotspot.</p> | <p>layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | | <p>avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required as development would have the potential to affect natural hydrology systems and or adversely affects water resources.</p> <p>Ground conditions will require thorough assessment to ensure land is appropriate for burials.</p> | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No. Very minor part outwith site on northern boundary medium risk for surface water flooding. | Check all the GIS Layers for flood risk | 0 | Flood Risk Assessment may be required | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Will not impact on any international designations, non-designated features or protected species. | GIS layers SAC/SPA/SSSI/ NNR/ | 0 | Policy NE3 Biodiversity. Retention of important trees, additional planting/ | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | Site lies within River Tay Catchment | TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | improvements to the landscape, green networks and riparian landscape before allowing development. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by | Bio flora and | May result in minor habitat fragmentation due to watercourse to | GIS aerial map/OS | - | Ensure development is set back from watercourses and | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | the proposal – will it result in habitat fragmentation or greater connectivity? | fauna | the south and small sporadic woodland to the north. Majority of site is greenfield and currently in agricultural use. | map/site visit | | <p>woodland. Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Site is adjacent to Perth's Air Quality Management Area. Whilst not within the AQMA, development of a cemetery could contribute to further detrimental air issues within the area due to increased traffic for larger funeral parties. | | -- | Application of policy EP11 with the submission of a Transport Assessment with proposed mitigation measures. By the time this site would be in use as a cemetery, it is likely that the Cross Tay Link Road will be developed and will provide an alternative route direction of traffic from the north, relieving | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | further pressure from Perth Air Quality Management Area. | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Impact on school catchments not applicable for this proposed development. The proposed development would have a positive impact on community facilities as a cemetery would be a community resource and essential infrastructure for future development of the Perth City region. | GIS Layers for school catchments | 0 | Development would provide an additional community facility in the form of a cemetery and accessible open space. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path runs along the western and southern boundary of site, with a public right of way adjacent to the watercourse to the south. Opportunity to enhance the green network and infrastructure within and surrounding site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | The proposal would be classed as open space so no mitigation required. Green networks and infrastructure could be improved and link enhanced to ensure the site becomes accessible. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No, a few staff may work within the cemetery although it would not be classed as an employment generating use. | Check CFS form | 0 | Mixed use proposal not appropriate for cemetery site although stable block has potential to be mixed use or an opportunity site. | + |
| Soils | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | 0 | Site would be classed as open space and have amenity value. | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Land is 3.1 agricultural value. Water sorted drifts derived from Lower Old Red Sandstone sediments; brown forest soil with gleys | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | + | Good quality soils should be removed for use in other parts of Perth and Kinross. Thorough assessments will be required to determine if ground conditions are suitable for burials. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unlikely although a suitable site for cemetery must be safeguarded as life span of current Jeanfield cemetery cannot be guaranteed. It is estimated to reach capacity after the lifespan of LDP2 although with strategic development sites coming forward and in-migration, this may be brought forward. | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on a south-west facing slope. Shelter is provided by wooded area to the south. | Check CFS form, aerial map and possibly site visit | 0 | Proposed use would not necessarily require south facing location. Additional shelter planting may be required. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Vehicular access may need improved to accommodate an increased number of vehicles and on site parking would need to be provided. | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. When the site is delivered (not in the LDP time frame) the road network will benefit from the Cross Tay Link Road, improving access to the area from the north. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is equal distance from Bridgend and Scone (1,500 metres). Nearest bus stop is 400m to the south of site. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Consider additional bus stop closer to entry to site and extension of services to provide for visitors. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No. Electricity cable to south of site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | There are stable buildings on site which could be reused if appropriate. | GIS aerial map/site visit | 0 | Unaware of condition of buildings but reuse should be explored. | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to | Landscape | Cemetery provision on this site would not exceed the capacity of the landscape and would provide an | Check existing LDP | + | Proposal would contribute to a feature within the landscape | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | accommodate it? (see notes) | | ambient area of open space within the Greenbelt close to the settlements of Perth and Scone. | GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | and enhance access to the site. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | The proposal is within the Greenbelt on the boundary at Quarrymill. Adverse impact would be minimal due to a cemetery being classed as open space. Proposal would have to demonstrate the requirement for a location within the Greenbelt. Although the cemetery would be developed in a phased manner, once established a clear boundary would be clearly identified. | GIS layer greenbelt | + | Greenbelt boundary would not have to be altered as cemetery is a compatible use within the designated area and would not result in an adverse impact. Access to the site would be improved and the proposal would have amenity value for the surrounding community and wider Perth City Region. | ++ |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

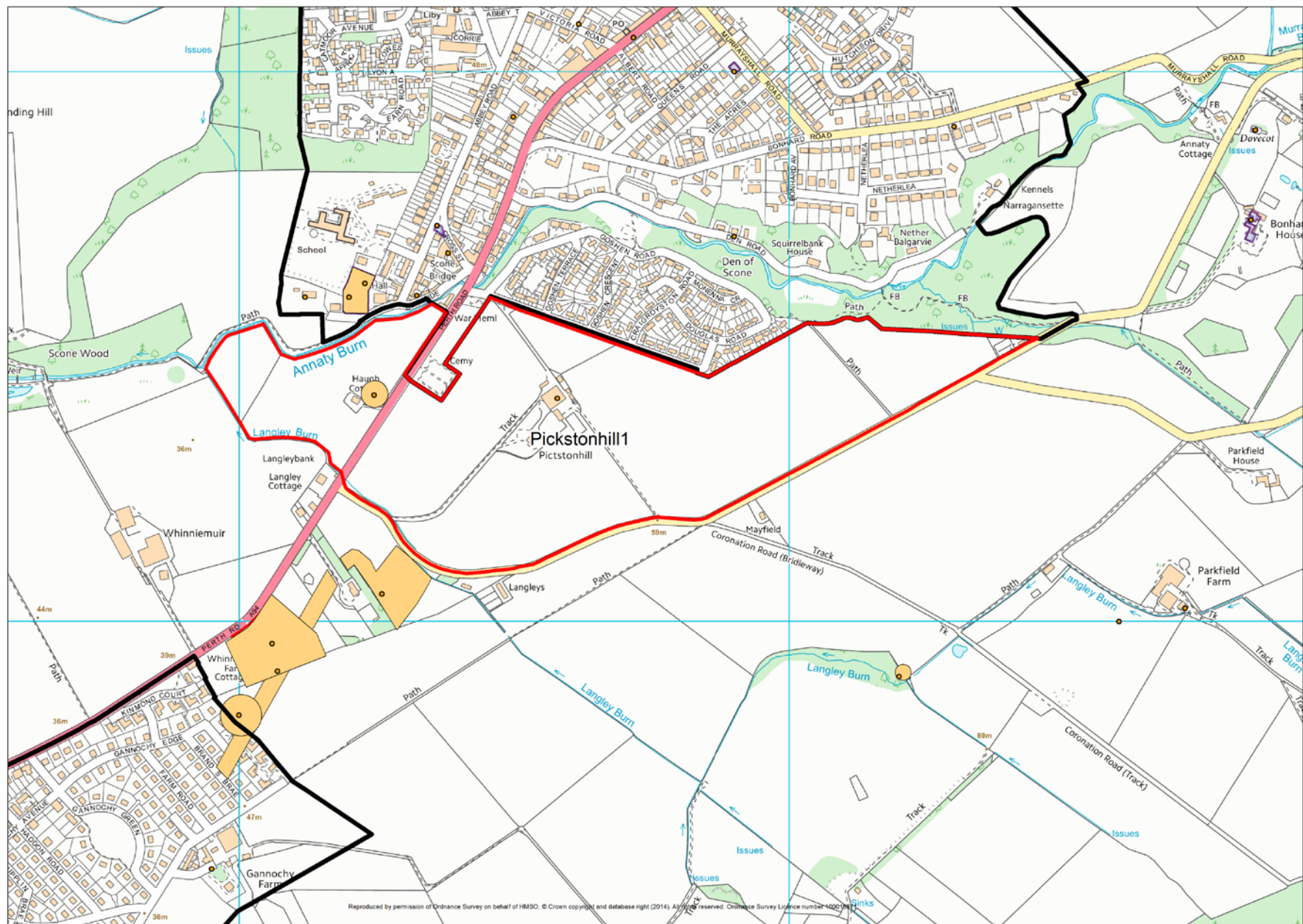
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Unlikely. Within the grounds of Scone Palace although no archaeological interest. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on Scone Palace and surrounding Estate will be avoided wherever possible through appropriate design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | There could be opportunity to improve access to the woodland and path network beyond the site should cemetery provision be progressed. | | 0 | Enhance green infrastructure within and surrounding the local area with potential linkages to Scone Palace. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with neighbouring uses – ambient location with no neighbouring properties and bound by watercourse and woodland areas. Close proximity to Isla Road. | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

PICKSTONHILL

| | | | |
|---|---|---|---|
| Site Name: Pickstonhill1 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Scone | GIS Site Ref: Pickstonhill 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 1.6 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with some buildings on it | Proposed Use: Housing | Initial Officer Comments: Agricultural land with buildings and road running through it. Very large site in a prominent entrance into Scone. Scone has large site to north already allocated and this site would not be needed at this time. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|--|--|------------------------------------|---|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Yes Langley Burn running adjacent to site | | - | Flood risk assessment required to determine developable areas. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Yes medium flood risk on eastern side of site due to burn | | - | Flood risk assessment required to determine developable areas | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Agricultural land with some buildings and woodland on the site. Burn running adjacent to site could have impact on Tay catchment. It does lie within the catchment of the River Tay SAC. However | | -- | Flood risk assessment required to establish the developable area of | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | | | this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site | | | the site. Policy NE3 Biodiversity. Policy EP3B Setback development from watercourse and existing woodland. However post development issues with trees could remain. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possible damage to habitat if woodland/hedgerows removed. | | - | Retention of hedgerows where possible to provide habitat for biodiversity. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead | Air | No real impact on air quality as site outwith urban area. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|--|---|--|------------------------------------|---|-------------------------------------|
| | to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Robert Douglas Memorial primary school is at capacity. Currently running at 117% | | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Access to open space within Scone. Access to core path through site. | | ++ | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops mineral soil no peat present | | - | Soil to be reused locally. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---|--|------------------------------------|---|-------------------------------------|
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None | | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Possible deliverability | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing site on edge of settlement. Exposed, would require landscaping. | | + | Design to ensure solar gain and shelter from prevailing winds. | ++ |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access off the road that goes through site. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer. | | ++ | | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines | Material Assets and Population and Human Health | No | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | etc. | | | | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | On edge of tiered settlement. | | ++ | | ++ |
| | Will the site make use of existing buildings? | Material Assets | Yes buildings present on site for steading. | | + | Reuse of materials where possible. | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Sidelaw Hills SLA | | - | Design and siting sensitive to landscape. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Broadleaf tree belt within site. Very prominent setting and entrance into Scone. | | - | Ensure maintaining and enhancing of trees within the site. Would require careful design to ensure attractive entrance to Scone. | 0 |
| | Will the proposal have an adverse impact on the | Popl and human health or | Yes within green belt | | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|------------------------------|--|------------------------------------|---|-------------------------------------|
| | integrity of the greenbelt? | material assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling at Scone. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology within the site. | | -- | Archaeological survey and investigative trenches required. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|--|--|--|------------------------------------|--|-------------------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Archaeological survey required and acknowledged through design of site. | | + | Opportunity to reflect this historic setting through design and references to the previous use including street names, information boards and creation of specifically designed open space. | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|----|---|---|---|----|
| ++ | + | 0 | - | -- |
|----|---|---|---|----|

PITCAIRNGREEN

| | | | |
|---|--|--|---|
| Site Name: Pitcairngreen1 | Source of site suggestion: pre-MIR call for sites consultation | | Site History/Previous planning applications, existing local plan policies and proposals: Previous LDP submission which was supported by the Council. The Reporter removed the allocation of the site as part of the LDP Examination process. |
| Settlement: Pitcairngreen | GIS Site Ref: Pitcairngreen1 MIR Site Ref: Pre-MIR Site Ref: Pitcairngreen1 | Outside or adjacent to a settlement boundary? Adjacent to, and partially within, settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1.1ha | Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site comprises existing farmhouse and agricultural buildings at Bridgeton Farm, including land currently in agricultural use to east of farm buildings. Residential properties adjoin the north, north-west and west sides of the site. The site is accessed via an existing vehicle access to the west of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land with farm buildings | Proposed Use: residential | Initial Officer Comments Flat, agricultural site adjacent to and partially within the settlement boundary. Eastern section of site contained within greenbelt designation. Contrary to TAYplan spatial strategy to focus growth on tiered settlements. | |

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Very small section of site identified as medium risk of surface flooding which will required to be assessed.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Gelly Burn runs through the site and any impacts would have to be assessed.</p> | GIS | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| | Can the option connect to the public foul sewer? | Water | | GIS | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Very small section of site identified as medium risk of surface flooding which will required to be assessed. | GIS | - | Apply policies EP2 & EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>No natural heritage designations within the site.</p> <p>Approximately 295m to the north of River Tay SAC. Site also lies within the catchment of the River Tay SAC.</p> <p>Loss of agricultural land.</p> <p>Various protected species identified in the vicinity:</p> <ul style="list-style-type: none"> - European Protected Species: Hedgehog, Red Squirrel, Common Toad, Large Heath (Butterfly) - UKBAP species: Brown Hare. - LBAP species: Swift. | <p>GIS</p> <p>River Tay Catchment</p> | -- | <p>Policy NE3 Biodiversity.</p> <p>Any impacts on the River Tay SAC and associated catchment will require further assessment, including potential mitigation measures.</p> <p>Sensitive site layout and design to mitigate any impact on protected species and to maintain any biodiversity value associated with Gelly Burn.</p> | - |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected | | No geo-diversity interests identified that could be impacted. | GIS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | by the proposal? | | | | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Potentially bio-diversity value associated with Gelly Burn. | GIS | - | Retain Gelly Burn and its immediate environs and set back development to ensure that any biodiversity value is preserved. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Site on agricultural land adjacent to Newburgh Road. No significant negative air quality impact identified | GIS, Aerial | 0 | Sustainable transport and construction methods required to help mitigate any impact. | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Pitcairn Primary School currently running at 74% capacity so there is further capacity available. | GIS | 0 | Developer contributions may be required. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Extensive open space available within the settlement at the village green. Core path running through the southern section of the site in the form of a farm track. | GIS | 0 | Opportunity to build on existing open space and core paths network to enhance facilities in the area. If a requirement is identified, application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Site is currently a mixture of farm buildings and greenfield land. Brown forest soils. | GIS | 0 | Re-use soils in local area, if applicable. | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site not within land identified as prime agricultural land. | GIS | 0 | Re-use soils in local area, if applicable. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site has potential to take advantage of aspect and topography for solar gain. | GIS/ OS Map/ CFS Form | 0 | Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|---|---------------------------|
| | | | | | | projected climatic changes in precipitation and temperature | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access to the site will be through the existing settlement and farm accesses. There are not any major access concerns. The development is likely to add some additional traffic to the road. | | - | Application of Policy TA1B. Transport Statement would be required to assess potential impact on road network. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Bus stop immediately adjacent to site with services in to Perth and other nearby settlements. Village itself not self-sufficient but relatively close to large centres where all services/facilities are available. | | - | | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No constraints identified. | GIS | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | Contrary to TAYplan strategy to focus new development in tiered settlements. | | -- | | -- |
| | Will the site make use of | Material | Various farm buildings on site, which | GIS aerial | - | Re-use any buildings of merit | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|---|--------------------------|--|---------------------------|
| | existing buildings? | Assets | will require further consideration for conversion or re-development. | map/site visit | | where this is viable. | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site within land designated as SNWI, and small section of site also contained within Native Woodland Survey of Scotland categorisation. | GIS | - | Incorporate landscaping within the development, including the retention of any mature trees which add to the visual amenity of the area. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site would be a flat extension to the south east corner of the settlement. There are existing farm buildings which define the western edge of the site from the main road, therefore any landscape impact will be limited. Open aspect to the | GIS/OS Map | - | Use existing screening and topography to minimise landscape impact. Sensitive layout and design of development. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Partially within greenbelt designation. | GIS layer greenbelt | -- | Use existing screening and other features to minimise landscape impact. Sensitive layout and design of development would help to minimise any impact on greenbelt designation. | - |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and | Material Assets and | No. | GIS layer for waste | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | could therefore compromise the waste handling operation? | Human Health | | management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Proposal does not contain any waste management activities. | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site is partially contained within the Pitcairngreen Conservation Area. The site is also adjacent to the B-listed Pitcairngreen Inn. There are also various archaeological sites in close proximity to the site as well as the Bridgeton Farm Horse Engine House within the site. | GIS | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. A design statement will be required to identify any potential impacts on cultural heritage and how the development would fit in with the cultural heritage assets. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | No opportunities identified. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed residential use considered to be broadly compatible with surrounding land uses. | GIS/OS Map | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No constraints identified in submission. | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

RAIT

| | | | |
|--|---|---|---|
| Site Name: Land on southern boundary | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Site with a slightly different boundary proposed through previous call for sites. No planning applications. |
| Settlement: Rait | GIS Site Ref: MIR Site Ref: Rait 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 1.6 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Agricultural land between road and settlement edge. Residential properties to the north, agricultural land to the west and across the road to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Development of this site has the potential for significant adverse impact on cultural heritage interests and also the potential for adverse landscape impact. The site is at least 3.5 miles from the nearest local service centre and has limited public transport links so it would create car traffic. It would create too large an extension to the existing settlement. | |

Undeveloped – agricultural land

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water | Water | At the time of publication the updated River Basin Management | Check on OS | 0 | Application of Policy EP3: Water Environment and Drainage | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | environment? (see notes) | | Plans are not available so this assessment will be provided later. No impact on GWDTEs; not in a waste water drainage hotspot. No watercourse on the site but there is a burn running through the village to the north of the site which leads to the Carse of Gowrie and the Firth of Tay. | map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding from the burn to the north. Identified flood risk area outwith the site but is very close to the northernmost point. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations affecting the site. Trees and hedges along southern, western and parts of the northern boundaries and also between the | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Conservation of any mature trees within and adjacent to the site. Need to survey any mature | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | fields which comprise the overall site. Also trees and open spaces outwith the site to the north. | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | woodland areas around the site; ornithological survey; mammal survey; and woodland survey. Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the site boundaries. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Trees and hedges along southern, western and parts of the northern boundaries and also between the fields which comprise the overall site. Also trees and open spaces outwith the site to the north. | GIS aerial map/OS map/site visit | + | 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | | | and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Inchtute Primary and Perth High or Menzieshill High School. Primary school does not have sufficient capacity (at 81%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are open spaces within and adjacent to the village boundary but none which are maintained. Core path runs along the easternmost boundary. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along the eastern boundary should be protected. | 0 |
| | Will the proposal create/reduce employment | Population | No loss of employment land | Check CFS form | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland Approximately half the site (to the east) is 3.1 prime agricultural land. No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years of adoption (2023-28) | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Open aspect – boundary trees may provide some shelter | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - | Material assets and | Access from the narrow single track road to the south or the slightly | | -- | Application of policy TA1B. Road and access improvements | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Road network capable of accommodating traffic generated? | climatic factors? | wider road on the eastern boundary. Unlikely that this existing road network would be able to support a significant amount of additional development. | | | to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>There are no services in the village. Nearest services and facilities are 3.5 miles away in Errol or 4 miles away in Inchtute.</p> <p>Bus services are infrequent. Only the easternmost corner of the site is within 400m of a bus stop.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Small group of existing buildings on the eastern section of the site but unlikely any of these would be reused in a new housing development. | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within the Sidlaw Hills Special Landscape Area. | GIS layers for NSA, and SLA | - | Application of policy ER6 and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site makes significant contribution to the setting of the village, separating it from the main road. Key views into the site are from the existing village, and from the road to the south. | Check existing LDP GIS layer wild land Check the landscape | -- | Development framework for the site sensitive to the landscape context. | - |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>The whole village including the setting to the south (which includes this site) and east is a conservation area.</p> <p>Numerous listed buildings within the village, the setting of which could be adversely affected by development of this site.</p> <p>Fingask Castle to the north of the village is on the inventory of Gardens and Designed Landscapes</p> <p>Scheduled ancient monument outwith the site to the south.</p> <p>Several sites of archaeological interest in the village. Eastern part of the site is within the Rait Orchard site.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | -- |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | May be some scope for interpretation of the cultural heritage interests in and around the site. | | - | n/a | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics | Residential use would be compatible with surrounding uses | OS map and site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|------------|---|--------------------------|--|---------------------------|
| | | depending on neighboring uses | | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

REDGORTON

| | | | |
|---|--|--|---|
| Site Name: Redgorton 1 | Source of site suggestion: | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Luncarty | GIS Site Ref: Redgorton 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 24.7 | Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with some buildings on it | Proposed Use: Housing | Initial Officer Comments: Agricultural land with buildings and road running through it | |

Insert Location Plan

Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|---|--|------------------------------------|---|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | None | | 0 | | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | 0 | | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Some minor surface water flooding on site | | - | Flood risk appraisal required to determine developable area. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Woodland adjacent , protected species within sit and adjacent. | | -- | Development will be required to make no damage to adjacent woodland which has protected species in | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|---------------------------------------|--|--|------------------------------------|--|-------------------------------------|
| | | | | | | it. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possible damage to habitat if woodland/hedgerows removed. | | - | Development will be required to make no damage to adjacent woodland which has protected species in it. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No real impact on air quality as site outwith urban area. | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see | | Luncarty primary school is at capacity. Currently running at 82% capacity. | | -- | Extension to school required to accommodate rising | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|--|--|------------------------------------|---|-------------------------------------|
| | notes) | | | | | school roll. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Open space within Luncarty. Core path adjacent to site. | | ++ | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield site. Field crops mineral soil no peat present | | - | Soil to be reused locally. | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None | | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unknown | Check CFS form | ? | | ? |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---|--|------------------------------------|--|-------------------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | | | 0 | Could enhance solar gain through careful design | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access off the road that goes through site. | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer. | | ++ | | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | | N/A | | N/A |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | On edge of settlement. | | + | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|---------------------------------------|--|------------------------------------|---|-------------------------------------|
| | Will the site make use of existing buildings? | Material Assets | No | | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Sidelaw Hills SLA | | - | Require sympathetic design to fit within the landscape | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Broadleaf tree belt adjacent to site. | | - | Maintain and enhance tree belt | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Yes within green belt | | - | | - |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Yes Battleby landfill site adjacent. | | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|---|--|------------------------------------|--|-------------------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling at Luncarty. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology within the site. | | -- | Archaeological survey and investigative trenches required | - |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Archaeological survey required and acknowledged through design of site. | | + | Site would have to ensure archaeological survey was undertaken and reference was made to previous use through design of the site | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with | Could relate to | No | | N/A | | N/A |

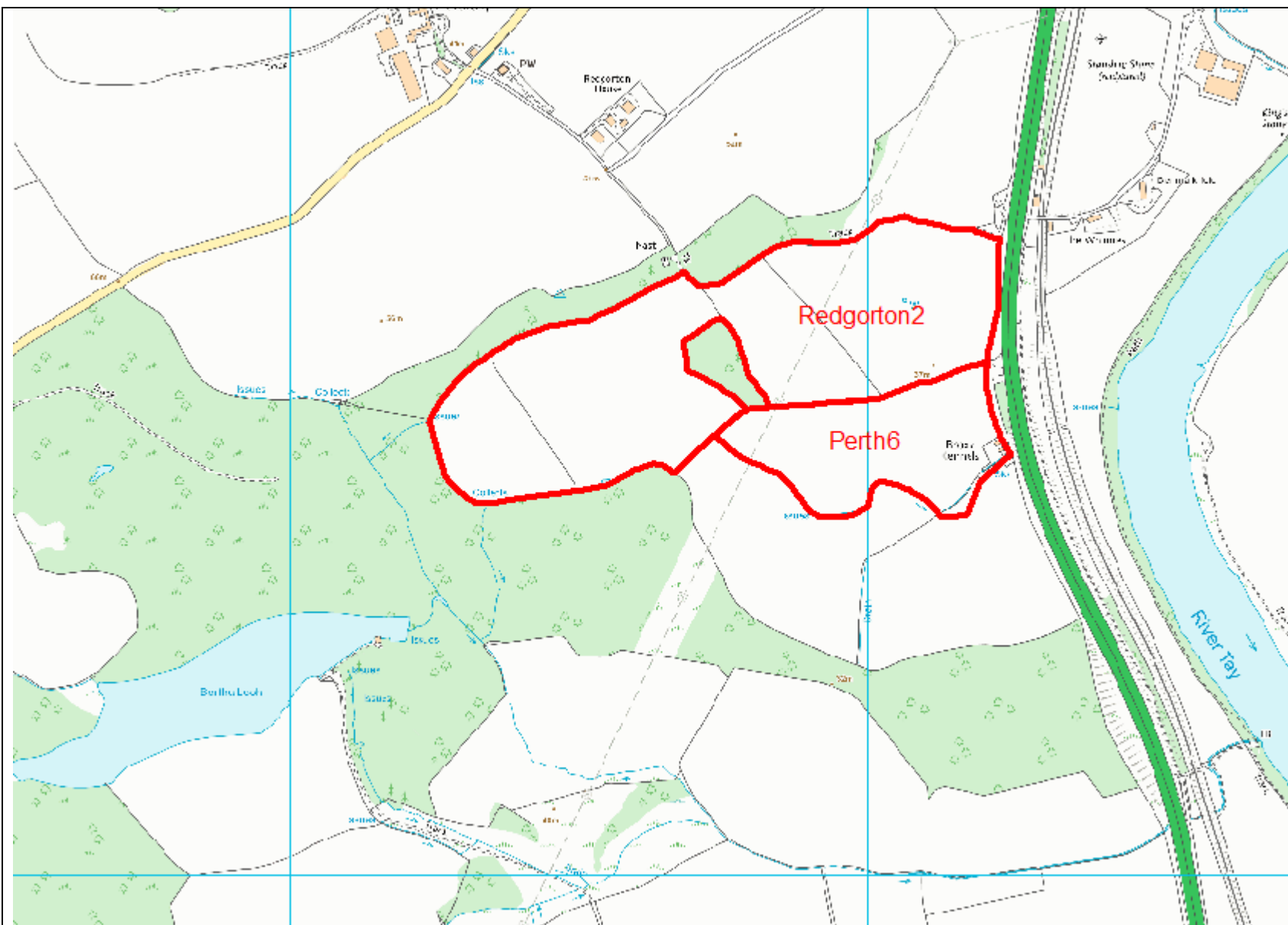
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---------|--|------------------------------------|---|-------------------------------------|
| | neighbouring uses? | all SEA topics depending on neighboring uses | | | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|--|--|
| Site Name: Redgorton 2 | Source of site suggestion: Call for sites: I+H Brown | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies in the green belt, north of the existing H7 allocation |
| Settlement: Redgorton | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Redgorton 2 | Outside or adjacent to a settlement boundary? Outside but adjacent to the settlement boundary for Perth | |
| OS Grid Ref: 308942 727885 | Site Size (ha): 8.2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Outside settlement boundary of tier 1 settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a north facing slope adjacent to the A9. There are some trees along the boundary with the A9 and on the site's north and south/west periphery. There is a wooded area in the centre of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural use. | Proposed Use: Housing | Initial Officer Comments: In green belt. There are potential adverse landscape and visual impacts. The development already proposed in the area will provide a logical extent to development/greenbelt boundary. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There are no wetlands within the site. OS mapping indicates a well in the eastern part of the site</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | 0 | Policy EP3B | + |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No recorded flooding on site | Check all the GIS Layers for flood risk | 0 | FRA would be required and avoidance of areas at a medium risk as per SPP. DIA might be required. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site lies within the catchment of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Add the following criteria to the developer requirements section: ⇒ Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|---|---------------------------|
| | | | | | | <p>Tay SAC.</p> <p>⇒ Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy NE1A: International Nature Conservation Sites ▪ Policy EP3A: Water Quality ▪ Policy EP3C: Surface Water Drainage ▪ EP3B: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | Supplementary Guidance Policy NE3 Biodiversity. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | It will not result in habitat fragmentation or better connectivity. | GIS aerial map/OS map/site visit | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Yes | | - | Application of policy EP11 Need to consider/investigate district heating potential here | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and | | Insufficient capacity at Luncarty Primary School | GIS Layers for school | - | Application of policy PM3 | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|--|---------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it would be within their Call for Sites form | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site has a relatively open aspect, and is relatively well sheltered by woodland at its perimeter. | Check CFS form, aerial map and possibly site visit | - | Siting and design of buildings to take account of solar orientation. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Adjacent to trunk road and large strategic allocation of Bertha Park (H7). A Transport Assessment would be undertaken to accompany any planning application to demonstrate that the site will not impact on the road networks. | | 0 | Access roads would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | In a relatively isolated location at present however it is adjacent to the strategic allocation of Bertha Park. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Co-ordination between site developers is encouraged and bus operators to ensure facilities are provided in appropriate locations and to avoid duplication. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | Part of the site is dissected by overhead pylons | GIS layers for pylons, gas pipelines, | - | Apply suitable standoffs and use the to the National Grid guidance on designing | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | development near high voltage overhead powerlines called “A Sense of Place” | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | The Tayplan identifies West/North West Perth 4,000+ homes and 50ha of employment land. | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic | Landscape | No designated landscapes will be affected | GIS layers for NSA, and SLA | 0 | | 0 |

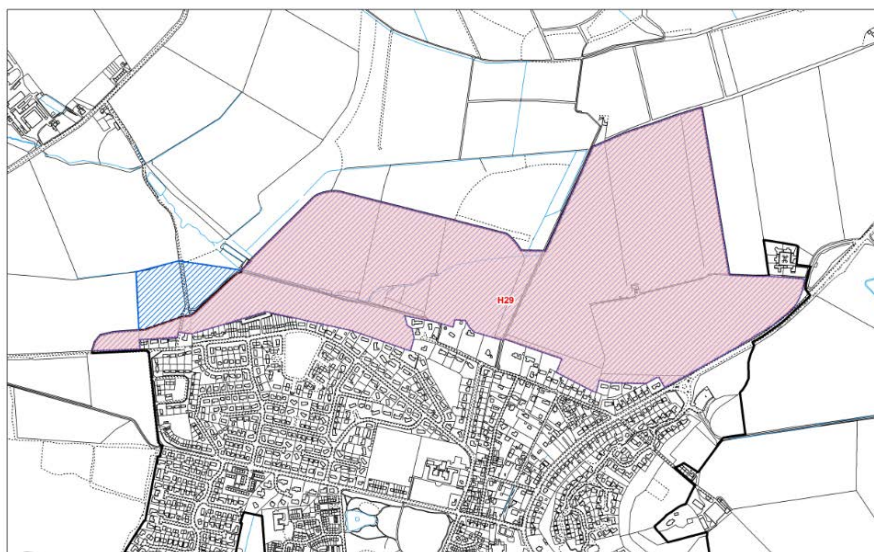
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|---|---------------------------|
| | Areas, and local landscape designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outside the settlement boundary and forms part of the farmed river valley. It is in the green belt and there are glimpsed views from the A9 trunk road | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | The site is in the green belt | GIS layer greenbelt | -- | None possible | -- |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is an archaeological records for a fort within the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Recording of any features found in investigation | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation//Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---------------------------------------|---|--------------------------|---|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes, housing is proposed to the south | OS map and site visit | + | | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

| | | | |
|--|--|---|--|
| Site Name: Spoutwells West | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: No applications Adjoins existing allocation H29 and is within the Scone Palace designed landscape and the green belt. Submission seeks the removal of the site from the green belt and instead its inclusion within the settlement boundary. |
| Settlement: Scone | GIS Site Ref: Scone2 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 2.32 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area) | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Small site surrounded by agriculture to the north, woodland to the east and west and residential to the south. Includes part of H29 – area allocated to facilitate access to H29. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land and woodland | Proposed Use: Not specifically stated. Will help facilitate access into H29 but assumed that residential would be sought on the remainder of the site. | Initial Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. Site is within the green belt however removal from the Green Belt and its inclusion as part of site H29 would help facilitate access into and the delivery of H29. | |

Location Plan



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Proposed Addition to H29

1:6,000 ↑

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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. No watercourses, impact on | Check on OS map GIS Landuse layer | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|--|--------------------------|---|---------------------------|
| | | | GWDTWs and not in a water drainage hotspot. | Waste water drainage hotspots Private water supplies (risk assessed) layer | | on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | More than 2km from the River Tay SAC. Within River Tay Catchment. Red squirrel in the vicinity of the site. Part of the site is a small open | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven | - | Retain and enhance wooded areas in the east of the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | agricultural field – most biodiversity value likely to be within the wooded part of the site to the east. | Catchment Lunan Valley catchment River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No watercourses on site, no trees or woodland on western part of the site but there is mature woodlands (ancient woodland) on the eastern section and a mature tree belt (also forming part of the ancient woodland) on the western boundary. | GIS aerial map/OS map/site visit | 0 | 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. Opportunity to provide a link through the site between the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|--|---------------------------|
| | | | | | | two areas of ancient woodland to the east and west. | |
| | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Within catchment for the Robert Douglas Memorial Primary school – insufficient capacity (117%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path SCON/30 runs through the site. SCON/13 runs along the south eastern boundary. Site is a short distance from the amenity greenspace on Spoutwells Drive. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along the eastern boundary should be protected. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | -- | n/a | -- |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland. The western part of the site is 3.1 agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) and is in the control of a single owner | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Surrounding trees will help provide shelter from prevailing winds but may reduce scope for solar gain. | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | Would help facilitate access into H29. Could potentially improve the access | | + | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | accommodating traffic generated? | factors? | to the A93. | | | Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Within 400m buffer. On the northern edge of Scone but likely to be as close to services and facilities as H29. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No impact on any designated site | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is well contained by woodland and an existing residential area. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is | 0 | Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|--|---------------------------|
| | | | | available Site visit | | the town, This should include the creation of a new robust settlement edge to the north. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Site is within the greenbelt. Current green belt boundary is not particularly well defined in this area as it incorporates the future access into site H29 (currently woodland and an open field). Whilst this site has strong boundaries to the east and west it is still open to the north. As such the present field boundary to the north is no stronger than the existing boundary will be once the road is in. | GIS layer greenbelt | - | | - |
| | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | | <p>Within the Scone Palace designed landscape although is likely to have limited impact on views to / from the Palace itself.</p> <p>Eastern part of the site falls within the Highland Plantation ancient woodlands</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | - |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with surrounding land uses. | OS map and site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|------------|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

ST MADDOES

| | | | |
|---|--|---|---|
| Site Name: St Madoes 1 | Source of site suggestion: | CFS | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: St Madoes | GIS Site Ref: St Madoes 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 3.5 | Within a TAYplan preferred Settlement, if so which settlement tier? untiered | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Housing | Initial Officer Comments: Site on agricultural land | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|---|--|--|--|------------------------------------|--|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Impact on River Tay catchment due to proximity. Tay SAC 700m | GIS | - | Policy EP3B Setback development from watercourse. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes | | + | | + |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk | GIS | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Impact on River Tay catchment due to proximity. Tay SAC 700m It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could | GIS | -- | Policy NE3 Biodiversity. Policy EP3B Setback | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|---------------------------------------|---|--|------------------------------------|--|-------------------------------------|
| | | | have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site | | | development from watercourse and existing woodland. However post development issues with trees could remain. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS | N/A | | N/A |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No impact | Aerial/GIS | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No real impact on air quality as site outwith urban area. Site is close to dual carriage way however. | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|--|--|--|------------------------------------|--|-------------------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | St Madoes primary school is at capacity. It is currently running at 104% | | -- | Would require extension to school to accommodate increased school roll. | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Access to open space 400m. Access to core path. Core path 260m from site. | GIS | ++ | Enhancement of local open space and core paths could provide a positive impact. Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | ++ |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | - | | - |
| Soils | | | | | | | |
| | Is the option on greenfield | Material Assets | Greenfield | Aerial | - | Reuse soils locally | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---------------------------------------|--|------------------------------------|---|-------------------------------------|
| | or brownfield land? | and Soils | | | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None | Aerial | N/A | | N/A |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Potentially | CFS | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | North facing site | | - | Orientation of buildings should take any advantage of solar gain/shelter from prevailing winds | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Adjacent to road into St Madoes | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | ++ |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site within the 400m bus stop buffer. | | ++ | | ++ |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. | Material Assets and Population and Human Health | None | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | electricity pylons, underground gas pipelines etc. | | | | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No outwith tiered settlement. | | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | Potential burial ground within site. | | - | | - |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | None | | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site adjacent to settlement and could be a logical extension to site. | | + | Sensitive design of site to ensure it respects countryside setting | ++ |
| | Will the proposal have an adverse impact on the | Popl and human health or | None | | N/A | | N/A |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|------------------------------|--|------------------------------------|---|-------------------------------------|
| | integrity of the greenbelt? | material assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | N/A | | N/A |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Recycling area at Glancarse. | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | None | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|--|---------|--|------------------------------------|---|-------------------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None | | N/A | | N/A |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No | | N/A | | N/A |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | | + | | + |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |



Perth and Kinross Council

Local Development Plan 2
SEA Environmental Report
Appendix E
Highland (3)

December 2015



ABERFELDY

| | | | |
|---|--|--|--|
| Site Name: Amulree Road | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: White land outwith settlement boundary. Considered through previous MIR as option C for 100 houses but not included in PLDP and not discussed at Inquiry. No planning applications. |
| Settlement: Aberfeldy | GIS Site Ref: Aberfeldy 2 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 6.8 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site slopes down from the A826 and is steeper in the south; tree belt and residential to west, broken tree belt on eastern boundary with agriculture beyond, residential to north, and A826 to south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture | Proposed Use: Housing, leisure and community facilities | Initial Officer Comments Visually prominent site but there is supply shortfall in Highland. In longer term could be the best option for expansion of Aberfeldy. Was previously considered a reasonable option in the MIR. Could contribute up to 100 units to supply. | |

Location Plan



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Photographs



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Within the River Tay Catchment area.</p> <p>Watercourse running along the western boundary.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|--|---------------------------|
| | | | | | | may be required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of surface water flooding from the burn which runs along the western boundary of the site. Patches of high probability from the same source affecting north west corner of site and possibly the south western corner. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from the burn on the western edge of the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>No designations but the River Tay SAC is linked to the site by a burn.</p> <p>The ancient woodland to the south is separated from it by a road.</p> <p>Protected species (hedgehog and red squirrel) recorded in surrounding residential areas to the west but not within site itself.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Need to survey mature woodland areas on the western side of the site; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Conservation of existing trees and walls on and adjacent to the site, the burn and its banks and wider biodiversity. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---------|--|--------------------------|--|---------------------------|
| | | | | | | <p>Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the eastern edge of the site.</p> <p>Landscaping on the western edge of the site could reinforce the biodiversity and landscape value of the burn.</p> <p>Assessment and mitigation of any potential impact on the River Tay SAC and water quality due to the burn to the west, which links the site to it.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is currently open fields used for grazing – the highest value for habitat and biodiversity currently is likely to be the burn and tree belt on the western boundary and there is the potential to enhance this further and create connections through the site. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area | Air | No | GIS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Breadalbane Academy Primary / Academy catchment. Sufficient primary capacity. Site being promoted for mix of uses including community facilities but these are not specified | GIS Layers for school catchments | + | n/a | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No paths or maintained open space on site itself but a core path runs near the north eastern corner of the site and the scope to link into this should be investigated | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path north east of the site and consider the provision of a path link between it and the A road to the south. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. Proposal includes housing, leisure and community facilities – the leisure and community facilities are not specified but there may be some scope for small scale employment opportunities | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland Still to check re prime agricultural land – GIS layer doesn't cover Aberfeldy | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site to be developed within 5-10 years i.e. 2023-28 | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site sites on a north facing slope | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Vehicular access to the site would need to be taken from the A road to the south and Old Crieff Road to the north. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>Approx half the site is within the 400m buffer zone.</p> <p>The centre of the site is 720 metres from a Marked bus stop, to the north west. The settlement is on a bus route and has a good frequency of buses.</p> <p>Centre of the site is 750 metres from the square, the centre of local services and employment in Aberfeldy. This is a five minute walk although will involve a steep hill in the northern part of the site.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not within any consultation zones | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site within the Strath Tay Special Landscape Area. | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes and Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Outwith current settlement boundary but is adjacent to it. There is an open view of the site from the road to the south and glimpse views from the draft core path to the north | Check existing LDP GIS layer wild land | -- | Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | east. The site could be designed with a landscape framework which improves the existing hard built edge to the settlement. Within the Highland Glens Landscape Character Area. | Check the landscape impact using capacity study if one is available Site visit | | Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, particularly the steeper southern part. This should include the creation of a tree belt along the southern side to create a new natural settlement edge. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not in proximity to Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |

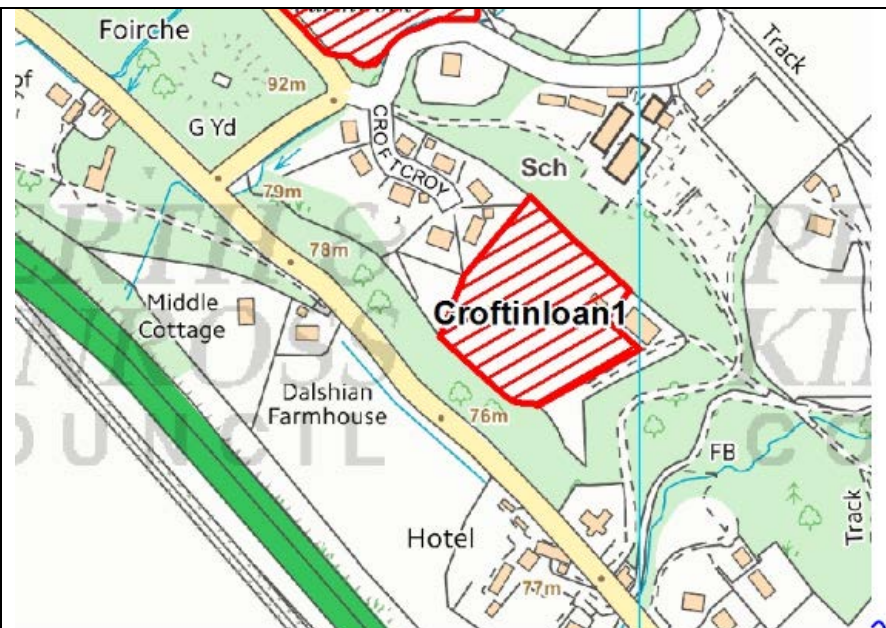
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Nothing within site itself but there several archaeological features nearby to the north including the military road, and running along the eastern boundary (Gatehouse quarry and aerial ropeway) which will need to be taken into account if access is proposed into the site from the north eastern corner | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Archaeological survey prior to taking access from the north east corner to determine impact on sites of archaeological importance. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | Recording of any features found in investigation. | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses – residential to north and west; agricultural to east and south. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | None known | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | | form | | | |

CROFTINLOAN

| | | | |
|---|---|--|--|
| Site Name: Croftinloan School grounds | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Eastern part of site included within application for 2 houses (11/00861/FLL & 14/01003/FLL). Consent granted in 20001 for 6 houses on site on the western boundary. |
| Settlement: Croftinloan | GIS Site Ref: MIR Site Ref: Croftinloan 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | Site not submitted in previous call for sites. |
| OS Grid Ref: | Site Size (ha): 1.17 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - paddock | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is allocated open space forming part of a wider 'green wedge' – retention of this green wedge is important to maintaining the character and setting of the area. | Small paddock within grounds of former Croftinloan School. Well established mixed woodland to the north, east and south. Residential development to the west. |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. No impact on GWDTEs; not in a | Check on OS map GIS Landuse layer Waste water | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| | | | waste water drainage hotspot. | drainage hotspots Private water supplies (risk assessed) layer | | connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding outwith site to the south west (River Tummel). High probability of surface water flooding outwith site to the north west and south west. No recorded flooding on site but anecdotal evidence that is an issue in whole area. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site itself is an open grassed area but it surrounded by woodland to the north, east and south which is likely to contain significant biodiversity and habitat. Forms part of a network to the north east, south east and north west. | GIS aerial map/OS map/site visit | 0 | Existing network should be retained. 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 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Pitlochry Primary at 80%). Catchment for Pitlochry High School | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths but forms part of a larger area of allocated open space in the adopted LDP. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | -- | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | -- |
| | Will the proposal create/reduce employment | Population | No loss of employment land | Check CFS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | n/a | n/a | n/a |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Information not provided. Site is in single ownership. | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Surrounding woodland will offer shelter from prevailing winds but may reduce scope for making best use of solar gain. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or | Material | Access likely to be taken from the | | - | Application of policy TA1B. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | opportunities - Road network capable of accommodating traffic generated? | assets and climatic factors? | south east. Connection to the A9 via the Pitlochry South interchange. Roads in the settlement are narrow. | | | Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | No facilities within Croftinloan, 2 miles to services and facilities in Pitlochry. Within 400m of bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. Surrounding woodland to the east on the ancient woodlands inventory. | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Within the Highland Glens landscape character area. Close to the A9 but is screened from it. Also largely screened from surrounding roads and properties by existing woodland. However the retention of the existing allocated 'green wedges' within the settlement are important | Check existing LDP GIS layer wild land Check the landscape impact using | -- | Existing established woodland provides a landscape framework for the site. Woodland should be retained. | -- |

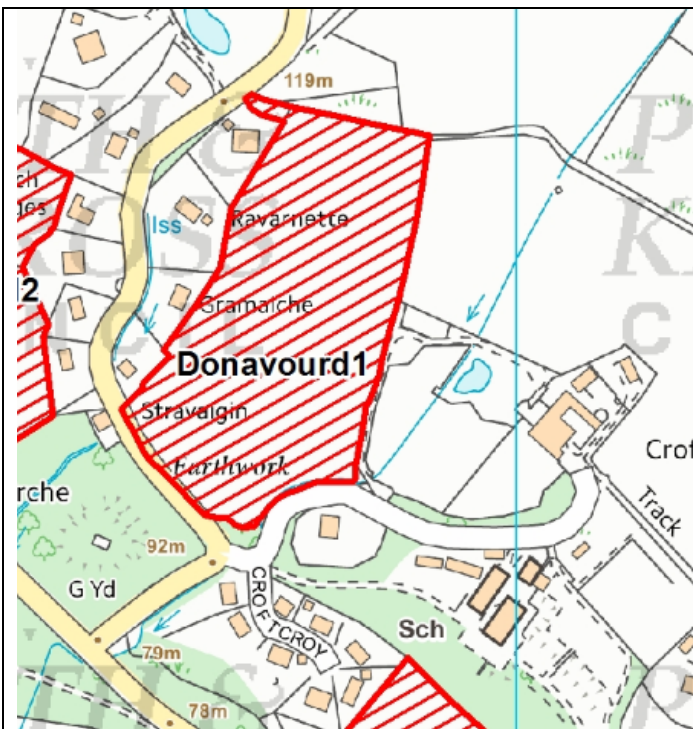
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | to maintaining the character and setting of the area. | capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | No | GIS layers Listed building, Scheduled | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with existing surrounding land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

DONAVOURD

| | | | |
|---|---|--|--|
| Site Name: Land to east of Gramaiche | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Submitted through previous call for sites but not taken forward. No planning applications within site boundary. |
| Settlement: Donavoured | GIS Site Ref: MIR Site Ref: Donavoured 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 3.7 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Sloping site with houses to the west, open fields to the north and east, woodland to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land / grazing | Proposed Use: Up to 10 housing including self-build plots | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Unlikely that a suitable access can be provided. It would create too large an extension to the existing settlement. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this | Check on OS map GIS Landuse | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | | assessment will be provided later. No impact on GWDTEs; not in a waste water drainage hotspot. Watercourse outwith site near the south eastern boundary. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk recorded but anecdotal evidence of flooding being an issue in this whole area from uses further up the hill. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is open fields with agricultural land to the east and houses to the west. Most value likely to be in the woodland and watercourse along the southern boundary. New landscaping is proposed to the eastern boundary. | GIS aerial map/OS map/site visit | - | Existing network should be retained. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | transport corridors, footpaths and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Pitlochry Primary at 80%). Catchment for Pitlochry High School | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths. Site is an open field. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | 0 |
| | Will the proposal create/reduce employment | Population | No loss of employment land | Check CFS form | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land. Northern half of site is mineral soil with occasional peat although adverse impact likely to be minimal No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Any loss of peatland will require to be mitigated | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South west facing. Rising land to the north offers some protection from northerly winds | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or | Material | Vehicular access from a steep, single | | -- | Application of policy TA1B. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | opportunities - Road network capable of accommodating traffic generated? | assets and climatic factors? | track road with no footways. Unlikely that suitable access can be provided | | | Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Settlement has no services or facilities. Site is 2 miles from services in Pitlochry. Within 400m of bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | May be overhead lines. Otherwise no constraints | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | - | Advised that a legal agreement in place with SSE that existing overhead lines can be diverted at no cost to the landowner. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Within the Highland Glens landscape character area. Settlement consists of houses scattered along minor roads. Sloping site not visible from the A9. Woodlands to the south within SNWI – woodland on the south eastern boundary within the native woodland survey of Scotland. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | - | Provision of a landscape framework especially to the west. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | None on site itself. Sites of archaeological interest outwith site to the north and south. Southern site also a scheduled ancient monument. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Siting of the access road to avoid impact on the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Designed Landscape, Battlefields, Archaeology Site visit | | archaeological site to the north. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with neighbouring land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Provision of a suitable access likely to be a significant constraint | Check CFS form | -- | n/a | -- |

| | | | |
|---|---|--|---|
| Site Name: Land to west of Donavourd | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Not submitted through previous call for sites. |
| Settlement: Donavourd | GIS Site Ref: MIR Site Ref: Donavourd 2 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 2.29 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open site surrounded by woodland to the north, south and west, houses to the east. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped | Proposed Use: Amend settlement boundary to allow future housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. May be issues providing a suitable access. It would potentially create too large an extension to the existing settlement. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water | Water | At the time of publication the updated River Basin Management Plans are not available so this | Check on OS map | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|--|---------------------------|
| | environment? (see notes) | | assessment will be provided later. No impact on GWDTEs; not in a waste water drainage hotspot. Watercourse within a very small part of the western boundary. | GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk recorded but anecdotal evidence of flooding being an issue in this whole area from uses further up the hill. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is open field. Most value likely to be in the surrounding woodland on the southern, western and part of the northern boundaries. | GIS aerial map/OS map/site visit | - | Existing network should be retained. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Pitlochry Primary at 80%). Catchment for Pitlochry High School | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths. Site is an open field. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | n/a | n/a | n/a |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing | Check CFS form, aerial map and possibly site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - | Material assets and climatic | No information provided as to how it is proposed to access the site. Road to the east is a steep, single track | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Road network capable of accommodating traffic generated? | factors? | road with no footways. Southern road also narrow. | | | Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Settlement has no services or facilities. Site is 2 miles from services in Pitlochry. Within 400m of bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | One small building towards the western boundary. No proposals to reuse or retain. Impact minimal | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Within the Highland Glens landscape character area. Settlement consists of houses scattered along minor roads. Surrounding woodland on SNWI | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | 0 | Surrounding woodland provides a suitable landscape framework | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | None on site itself. Site of archaeological interest and scheduled ancient monument outwith site to the south east but impact likely to be minimal due to distance from site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

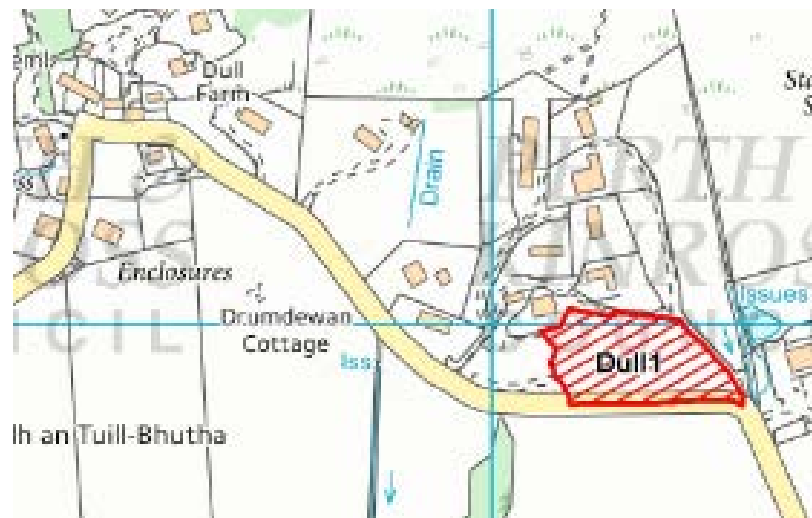
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | | Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with neighbouring land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Provision of a suitable access may be a constraint | Check CFS form | - | n/a | - |

DULL

| | | | |
|--|---|--|--|
| Site Name: South east of village | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications on site Site proposed through previous call for sites |
| Settlement: Dull | GIS Site Ref: MIR Site Ref: Dull 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 0.68 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is south east of the existing settlement boundary with residential to the north, road and agricultural land to the south, agriculture and visitor centre to the east, possibly private garden to the west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Site is 3.5 miles from the nearest local service centre and has limited public transport links so it would create car traffic. Proposed scale of development currently unknown but present site boundary has potential to create a sizeable extension which the existing road network may not be able to support. More appropriately considered as a settlement boundary alteration than a site allocation. | |

Undeveloped – grazing paddock

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this | Check on OS map GIS Landuse | - | Application of Policy EP3: Water Environment and Drainage offers potential to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | assessment will be provided later. No impact on GWDTEs; not in a waste water drainage hotspot. Watercourse and pond outwith the site to the east. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No recorded flooding issues on the site. | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. Pine martin recorded in the surrounding area | GIS layers SAC/SPA/SSSI/NNR/TPO/protected species | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Scattered trees along the eastern, southern and part of the northern boundaries and on the site but otherwise an open site. Most value likely to be in connecting to the existing network of trees and hedges in surrounding gardens. | GIS aerial map/OS map/site visit | 0 | 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. | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Site is mineral soil with occasional peat. LCA50k does not cover Dull. No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Mitigation for loss of peatland. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years of adoption (2023 - 2028) | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing | Check CFS form, aerial map and possibly site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | Site and wider village is accessed from the B846 and thereafter by narrow single track roads. Capacity of these roads to support significant additional development likely to be a | | -- | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | generated? | | constraint. | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Limited facilities within Dull. Site is 3.5 miles from services and facilities in Aberfeldy. Within 400m buffer of bus stops. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Small building in north western corner otherwise none on site | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within the Strath Tay Special Landscape Area. | GIS layers for NSA, and SLA | -- | Application of policy ER6 and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The existing settlement is clustered at the top of a slope. Development of this site would sit below the line of existing development.</p> <p>Development on the site would be visible from the surrounding road network, in particular the B846.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | Provision of a landscape framework for the site. Siting and design to reduce visual impact. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, | n/a | n/a | n/a |

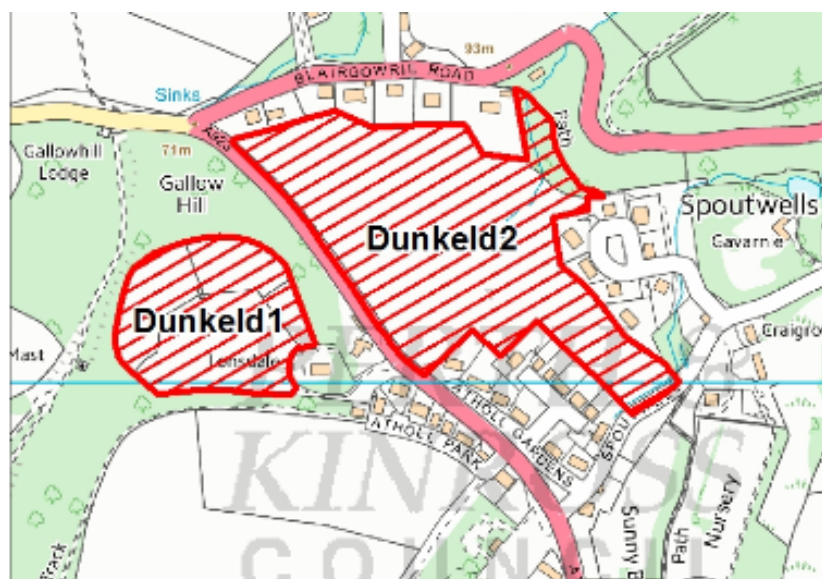
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Capacity of road network to support significant additional development may be a constraint. | Check CFS form | - | n/a | - |

DUNKELD

| | | | |
|---|--|--|---|
| Site Name: Dunkeld Walled Garden | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Unknown | | Site History/Previous planning applications, existing local plan policies and proposals: Covered by LDP policy HE4 Garden and Designed Landscape which seeks to manage change to protect and enhance integrity. No planning applications |
| Settlement: Dunkeld | GIS Site Ref: Dunkeld 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent to a small part of the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located outwith the settlement boundary to the north of Dunkeld, close to the A923. The site forms part of the Dunkeld House Garden and Designed Landscape and is currently open grassland. The site is bounded primarily by woodland. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – part of the garden and designed landscape | Proposed Use: Residential | Initial Officer Comments Development within a designed landscape isn't prohibited by policy HE4 but site it outwith settlement boundary and extending the boundary to include this site would not result in a logical settlement boundary given that the site is quite separate from the rest of the settlement and is largely hidden from it. Any development proposal coming forward could be assessed against existing Plan policies (RD3 | |

| | | | |
|--|--|--|--|
| | | category 3.1) and given the likely scale of any development it is unlikely we would allocate the site. | |
|--|--|--|--|

Location Plan



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Insert Photographs if available

No photos from site visit

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Site not covered directly by any international or other designation but is within 2km of the River Tay SAC.</p> <p>Hedgehog is a species of conservation concern recorded near the site.</p> <p>Surrounding ancient woodland will have some biodiversity value.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Need to survey mature woodland areas surrounding the site; ornithological survey; mammal survey; and woodland survey.</p> <p>Conservation of existing trees and walls on and adjacent to the site.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | Doesn't appear to be any watercourses on the site. | GIS aerial map/OS | - | Retaining woodland in line with Scottish Government Control of | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | habitat fragmentation or greater connectivity? | | A number of dispersed trees on the site but would be scope to link in to the surrounding ancient woodland, particularly to the north. | map/site visit | | Woodland Removal policy. 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Royal School of Dunkeld Primary School/ Breadalbane Academy catchment. Primary school does not | GIS Layers for school catchments | -- | Developer contribution towards education | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | have sufficient capacity (at 87%). | | | | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | <p>Parks in the settlement and one mile from recreational open space in Birnam.</p> <p>Low density development is proposed and the remaining parts could be landscaped to provide amenity open space that adds to the existing amenity open space around the settlement. This could enhance the setting of the settlement and be of local biodiversity value.</p> <p>No existing core paths or rights of way on or near the site.</p> | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or peatland. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unknown – no information provided | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing but opportunity for solar gain may be affected by surrounding woodland | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is largely within the 400m buffer zone. The site is within reasonable walking distance of services, facilities and public transport in Dunkeld, as it is on the edge of the town centre. It is one mile from those in Birnam, including the primary school. It is miles from Dunkeld Railway Station. There are good bus services between | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | | | Dunkeld and Perth, along the A9(T). The settlement is miles from the local service centre of Pitlochry, where the secondary school is located and 14 miles from a wider range of services, facilities and employment in Perth. | and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not within any zones | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|---|---------------------------|
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site is in the River Tay (Dunkeld) National Scenic Area. | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site is in the Highland Glens landscape character area.</p> <p>It is adjacent to the settlement boundary. Stone wall and mature trees on the eastern boundary mean site is not visible from the A923 to the north or east.</p> <p>Set within an area of ancient woodland.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Dunkeld House walled garden listed building (B listed)</p> <p>Within the Dunkeld battlefield</p> <p>Within the Dunkeld House garden and designed landscape</p> <p>Also archaeological sites within and adjacent to the site</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design but some adverse impact still likely.</p> <p>Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features.</p> | - |

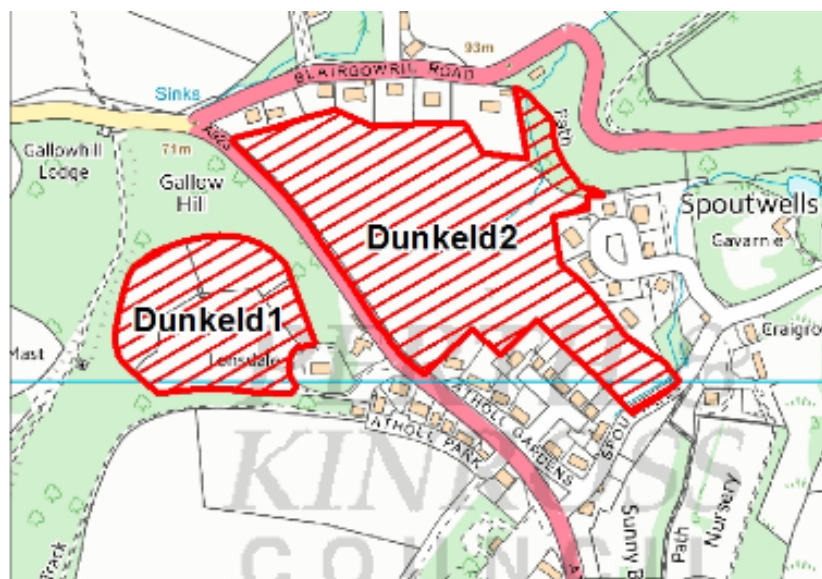
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Potential for a restoration and maintenance regime for the walled garden | | - | Recording of any features found in investigation. Restoration and maintenance regime for the walled garden as a requirement of development. | ++ |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses; only a small number of residential properties on the southern boundary | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

| | | | |
|--|--|---|---|
| Site Name: Land at A923 / Blairgowrie Road junction | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: 08/01100/FLL conversion of former reservoir building to dwelling house No previous development on the site and no planning applications. |
| Settlement: Dunkeld | GIS Site Ref: Dunkeld 2 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | Residential proposed. Site previously submitted at MIR stage but not included. |
| OS Grid Ref: | Site Size (ha): 5 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located outwith the settlement boundary to the north of Dunkeld, between the A923 and Blairgowrie Road junction. The site is currently used for grazing. The land is undulating rising from low lying ground in the south west to higher ground in the north east. The site is bounded by residential development to the north, south and east. It is a green field that is part of the setting of Dunkeld, particularly as it is adjacent to the A road approach to the settlement from the north west and the town centre car park. The form of the settlement is characterised by a tight cluster of development along two main streets in the town centre. There are small suburban residential areas adjacent to the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Residential | Initial Officer Comments Shortage of sites in Highland HMA and site options are limited in all 3 tiered | |

Undeveloped – agricultural
(grazing)

settlements. If adverse impacts can be mitigated could consider amending settlement boundary to allow some development but unlikely to be effective as a large scale allocation.

Location Plan



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Insert Photographs if available

No photos from site visit

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Within the River Tay Catchment area.</p> <p>There are burns which drain onto the site and then go underground on or near the site. These are on the eastern edge and in the north of the site and are likely to drain into the River Tay.</p> <p>No GWDTEs affected; not in a waste water drainage hotspot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study may be required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Call for sites form says is serviced by water and sewerage | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small area of medium probability of surface water flooding near western boundary, presumably from underground burns. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|--|--|--------------------------|---|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Site not covered directly by any international or other designation but the watercourses on the site are likely to link to the River Tay SAC. Therefore potential impact should be evaluated and mitigated.</p> <p>Ancient Woodland to the north east of the site, mature trees adjacent to the site and stone walls. A burn in the north east.</p> <p>The burns may provide a habitat for otters.</p> <p>Red Squirrel and hedgehog recorded near the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Assessment and mitigation of any potential impacts on the Tay SAC which is linked to the site burns.</p> <p>Conservation of mature trees adjacent to the site and the ancient woodland to the north east.</p> <p>Need to survey mature woodland areas around the site; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the eastern edge of the site.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | on the integrity of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Ancient Woodland to the north east and south west of the site. A burn in the north east. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Royal School of Dunkeld Primary School/ Breadalbane Academy catchment. Primary school does not have sufficient capacity (at 87%). | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | <p>Parks in the settlement and one mile from recreational open space in Birnam.</p> <p>The more prominent elevated part of the site could be landscaped to provide amenity open space that adds to the existing amenity open space around the settlement. This could enhance the setting of the settlement and be of local biodiversity value.</p> <p>Adopted core path DUNK/136/1 runs along part of the southern boundary of the site; potential to link into other core paths near to site to the north, north east and south.</p> | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | <p>Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals.</p> <p>Retention of the core path to the south and consider additional linkages to the core path network in the surrounding area.</p> | + |
| | Will the proposal create/reduce employment | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or peat land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Development within 5 years (up to 2023). Site in control of a single owner. | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Southern aspect | Check CFS form, aerial map and possibly site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Site is located immediately adjacent to the junction between the A923 and the Blairgowrie Road. Vehicular access available from the A923 to the west. Small scale development is proposed – considered that the local road network has capacity (CfS form) | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is within easy walking distance of services, facilities and public transport in Dunkeld, as it is on the edge of the town centre. It is one mile from those in Birnam, including the primary school. It is miles from Dunkeld Railway Station. There are good bus services between Dunkeld and Perth, along the A9(T). The settlement is miles from the local service centre of Pitlochry, where the secondary school is located and 14 miles from a wider range of services, facilities and employment in Perth. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not within any zones | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It is in the River Tay (Dunkeld) National Scenic Area. However it is a paddock which is detached from the wider countryside by the houses along Blairgowrie Road. | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>It is a paddock that forms part of the setting of the settlement, although it is separated from the surrounding countryside by prominent residential development along the Blairgowrie Road. It is on the edge of the settlement boundary.</p> <p>The site is in the Highland Glens landscape character area. There are mature trees adjacent to the site. Development on this site could be in keeping with the key characteristics, particularly if it includes landscaping on the more prominent upper slopes to integrate development into the countryside setting of the settlement and enhance that setting.</p> <p>Key views from the A road approach to the settlement from on the west and the town centre car park. Good quality design and landscaping on the more prominent upper slopes could integrate development into the settlement when viewed from these locations.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | | <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas.</p> <p>Good quality design and landscaping on the more prominent upper slopes to help integrate development into the settlement when viewed from these locations.</p> | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>No SAM on or adjacent to the site. It is visible from the scheduled ancient monument of Dunkeld Cathedral, but as part of the countryside setting of the settlement in the middle distance.</p> <p>Site is across the road from Dunkeld House Walled Gardens (B listed).</p> <p>It is visible in the middle distance from the A listed building of Dunkeld Cathedral, but as part of the countryside setting of the settlement in the middle distance. Dunkeld House Gardens to the west of the site.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.</p> <p>High quality design to conserve and enhance the character of the Conservation Area, particularly when viewed from the town centre car park and the A road to the west.</p> <p>Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of</p> | 0 |

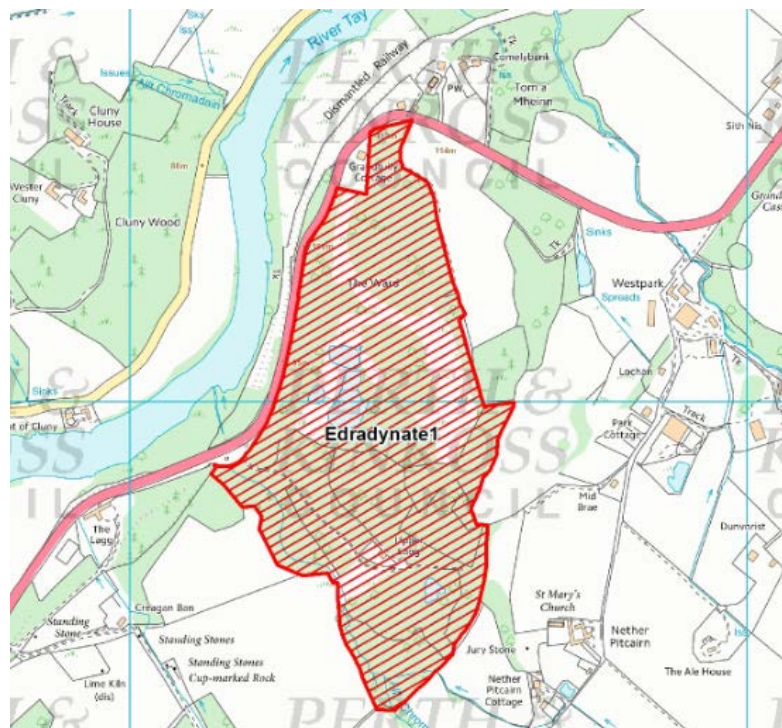
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | <p>Adjacent to Conservation Area to the west and the south. Across the road from the Dunkeld House Garden and Designed Landscape.</p> <p>Several sites of archaeological interest recorded near the site to the south west but none affecting the site directly.</p> <p>Site falls within a recorded battlefield (Dunkeld).</p> | | | archaeological importance and the setting of archaeological features. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Recording of any features found in investigation. | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Site bounded by residential properties to the north, south and part of the eastern boundary. Sawmill to the north west but site is separated from this by agricultural land, a road and residential properties. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known technical constraints which would prevent development. | Check CFS form | 0 | n/a | 0 |

EDRADYNATE

| | | | |
|--|---|---|--|
| Site Name: Ward Wood, Edradynate Estate | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Submission to previous call for sites proposing holiday home and residential development |
| Settlement: Strathtay | GIS Site Ref: MIR Site Ref: Edradynate 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? No | |
| OS Grid Ref: | Site Size (ha): 23.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Not in tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Northern part of site mature woodland, southern part more sparsely vegetated. Most recently been leased for sporting purposes. Road runs through southern half of the site. Adjacent to the A827 and River Tay on the north western boundary and to the north. Otherwise surrounded by agricultural fields. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Leisure / tourism allocation to allow development of holiday accommodation | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Located within an environmentally sensitive area. No services within walking distance of site and so would be likely to create additional car traffic. Proposal for holiday accommodation could be assessed against existing LDP policies. | |

| | | | |
|------------------------|--|--|--|
| Undeveloped - forested | | | |
|------------------------|--|--|--|

Location Plan



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| Insert Photographs if available |
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> <p>Ponds near the centre of the site and another near the southern boundary. Watercourse runs along the south western boundary.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Very small patches of medium probability river flooding adjacent to the ponds on the site. High probability of surface water flooding from the ponds in the centre and south of the site, along the watercourse to the south west and several other small patches.</p> <p>Additional small areas at medium or</p> | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | low risk. | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Within 2km of the River Tay SAC connected to it by a burn which flows through the western part of the site.</p> <p>Hedgehog recorded in vicinity of site.</p> <p>Site is likely to have habitat and biodiversity value; north eastern and south eastern sections covered by Ancient woodland designation, ponds in the middle of the site and to the south. Development likely to result in disturbance to the deciduous woodland habitat and species within it.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | -- | Assessment and mitigation of any potential impacts on the Tay SAC. 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. | - |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Existing woodland and watercourses / features on the site likely to offer significant habitat connectivity within the site and to the wider green and blue networks to the north and northeast in particular. | GIS aerial map/OS map/site visit | ++ | <p>Conservation and enhancement of woodland on the site, particularly that on the ancient woodland inventory.</p> <p>Proposals will need to mitigate</p> | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---------------------------------------|---|--------------------------|--|---------------------------|
| | | | Risk of habitat loss and disturbance. | | | <p>against habitat loss and disturbance</p> <p>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.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on | | Northern part of site within | GIS Layers for | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|---|---------------------------|
| | local/community facilities and infrastructure (see notes) | | Grandtully Primary school catchment, southern part within Breadalbane Academy Primary both of which have capacity. Unlikely to be an issue given proposals do not currently include residential. | school catchments | | | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Close to core path to the north west although this is across a busy A road and close to the Historic Scotland property of St Mary's Chapel. Paths could be developed through the wooded site that could link to this. Also a core path to the east which is further from the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Linkages should be provided to the core path to the north west and possibly to the east. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Proposed tourist accommodation would require staff to manage and maintain the facility. | Check CFS form | 0 | n/a | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland LCA50k does not cover this area but given site is currently forested assumed that it is not prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | | No known contamination issues | agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Southern part of the site has south or south west facing areas. Sheltered by existing woodland. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Site is adjacent to the A827 and access could be taken from there. | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is 3 miles from local services in Grandtully and 2 miles from a wider range of services in Aberfeldy. Given proposed use is holiday accommodation likely that a significant proportion of visitors will travel by car. Bus services along the A827 but site is outwith the 400m buffer from a | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. Provision of a bus stop on the A827 | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | bus stop for these services. Near to existing cycle routes (Sustrans route 7) and paths (Rob Roy Way). | local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Single dwelling house on site which could be incorporated into any future development. | GIS aerial map/site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|--|---------------------------|
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within Strath Tay Special Landscape Area. North eastern and south eastern sections covered by Ancient woodland designation. | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Within Highland Glens landscape character area. Low hill with burn valley to the west. Site is slightly elevated above the road but as proposal is for holiday accommodation within the existing woodland it is likely to be screened by existing trees. Landscape framework already exists for the site. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | n/a | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the | Material Assets and Human | No | GIS layer for waste management | n/a | n/a | n/a |

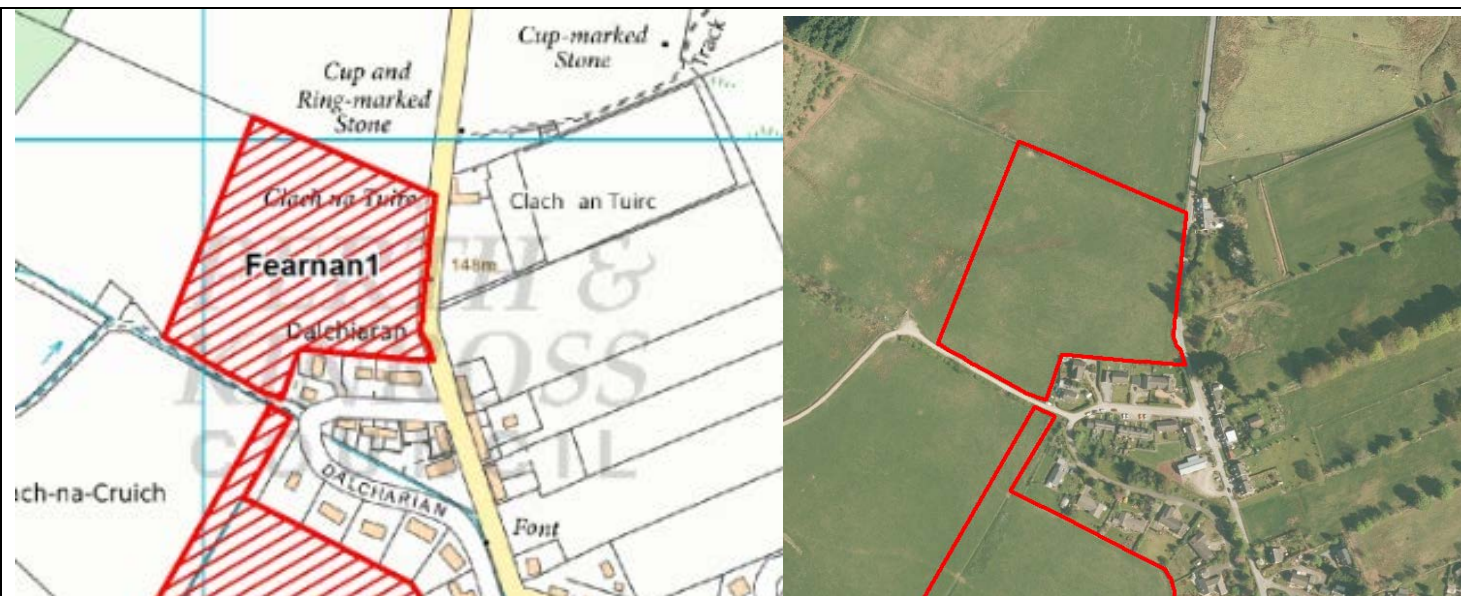
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | waste handling operation? | Health | | sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Scheduled Ancient Monument outwith the site to the south west but unlikely to be significant impact. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---------------------------|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

FEARNAN

| | | | |
|--|---|--|--|
| Site Name: Land to East of Boreland Farm (northern site) | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Smaller site was included in Proposed LDP but Reporter deleted noting it was on a plateau at the northern end of the village with an open aspect to the north and west, also that development on the site would bear little relation to the existing character and form of the settlement which is characterised by long narrow rigs. Landowner did not support development of the site. |
| Settlement: Fearnan | GIS Site Ref: MIR Site Ref: Fearnan 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 2.51 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is largely flat rough grassland part of an agricultural field. Residential to south, cottage to north east, agricultural land to north and west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Site is 4 miles from the nearest local service centre and has limited public transport links so it would create car traffic; it would create too large an extension to the existing settlement. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Watercourse outwith the site to the | Check on OS map GIS Landuse layer Waste water | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | south. No impact on GWDTEs; not in a waste water drainage hotspot. | drainage hotspots Private water supplies (risk assessed) layer | | connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small area of high probability surface water flooding abutting eastern boundary. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out a Habitat Regulations Appraisal to identify appropriate mitigation | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | catchment River Tay Catchment | | and to determine if proposals would have an adverse effect on the integrity of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Habitat value of site itself likely to be minimal – site is an open field. Most value likely to be along the small watercourse outwith the site to the south. Small tree belt outwith the site to the east. | GIS aerial map/OS map/site visit | - | 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. | + |

Air Quality

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy. | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No loss of maintained open space. No core paths in or near site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and | Greenfield | GIS aerial map/site visit | - | n/a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | | Soils | | | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland Agricultural land classification layer doesn't cover Fearnan No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is relatively flat – open aspect. Possible some sheltered from the wooded hillside to the west. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Vehicular access from the road to the east. No footways on this road linking to the A road to the south. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The settlement has little services or facilities. It is 4 miles from local services and employment in Kenmore and 10 miles from services and employment in Aberfeldy.</p> <p>The settlement is on a bus route however it has a poor frequency of buses.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within Loch Tay Special Landscape Area | GIS layers for NSA, and SLA | - | Application of policy ER6 and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is in the Highland Glen with Lochs landscape character type. Site is open and visible from the adjacent road to Fortingall, particularly from the north. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Provision of a landscape framework for the site particularly to the north and west. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Two sites of archaeological interest outwith the site to the north east and south. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Siting of the access road to avoid impact on the archaeological site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | Recording of any features found. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with surrounding residential and agricultural land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

| | | | |
|--|---|--|---|
| Site Name: Land to East of Boreland Farm (southern site) | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Included in previous MIR (Site F) but landowner did not support at that time. No applications within site. |
| Settlement: Fearnan | GIS Site Ref: MIR Site Ref: Fearnan 2 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 2.79 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Neighbouring land uses include residential holiday accommodation to the south, housing to the east, and north, and agricultural land to the west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is 4 miles from the nearest local service centre and has limited public transport links so it would create car traffic; it would create too large an extension to the existing settlement. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Watercourse near the north western | Check on OS map GIS Landuse layer Waste water | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | and south eastern boundaries. No impact on GWDTEs; not in a waste water drainage hotspot. | drainage hotspots Private water supplies (risk assessed) layer | | connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No recorded flooding issues | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of River Tay SAC | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven | - | Assessment and mitigation of any potential impacts on the Tay SAC. 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 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | Catchment Lunan Valley catchment River Tay Catchment | | Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Habitat value of site itself likely to be minimal – site is an open field. Most value likely to be at the small area of woodland and watercourse to the south east. | GIS aerial map/OS map/site visit | - | 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. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy. | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No loss of maintained open space. No core paths in or near site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland Agricultural land classification layer doesn't cover Fearnan No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing | Check CFS form, aerial map and possibly site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | No known issues | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | generated? | | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The settlement has little services or facilities. It is 4 miles from local services and employment in Kenmore and 10 miles from services and employment in Aberfeldy.</p> <p>The settlement is on a bus route however it has a poor frequency of buses.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for</p> | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within Loch Tay Special Landscape Area | GIS layers for NSA, and SLA | - | Application of policy ER6 and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is in the Highland Glen with Lochs landscape character type. Site is fairly well screened from the road to the east and also from the A827 to the south by the existing tree belt. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is | 0 | Provision of a landscape framework for the site | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|---|---------|--|--------------------------|--|---------------------------|
| | | | | available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with | No | GIS layers Listed building, Scheduled Monuments, Conservation | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | landscape) | | Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with surrounding residential and agricultural land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|--|---|
| Site Name: Land to West of Shoreside Home Development | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Included in previous MIR but not in Proposed LDP. Reporter rejected any development sites in Fearnan. No applications within site. |
| Settlement: Fearnan | GIS Site Ref: MIR Site Ref: Fearnan 3 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 6.0 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Tree belts on the southern and western boundaries. Directly south of the Shore Road is Loch Tay. Neighbouring land uses include residential holiday accommodation to the east, single house to the west, fields to the north and the Lochside road to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing (individual house plots) | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is 4 miles from the nearest local service centre and has limited public transport links so it would create car traffic; it would create too large an extension to the existing settlement. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Watercourse outwith site to the west No impact on GWDTEs; not in a | Check on OS map GIS Landuse layer Waste water drainage | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| | | | waste water drainage hotspot. | hotspots Private water supplies (risk assessed) layer | | system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding from the Tay to the south outwith but adjacent to the southern boundary. High probability of surface water flooding from the same source. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Within 2km of the River Tay SAC.</p> <p>Understood to be wetland in the south of the site. Also a tree belt to the south and outwith but adjacent to the site to the west.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven</p> | - | <p>The biodiversity interest of the wetland would preferably be conserved and enhanced but alternatively should be replaced by provision elsewhere. The tree belt should be conserved.</p> <p>Assessment and mitigation of</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | Catchment Lunan Valley catchment River Tay Catchment | | any potential impacts on the Tay SAC. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Much of the site is an open field. Most value likely to be in the tree belts to the south and west (outwith the site connecting northwards) | GIS aerial map/OS map/site visit | - | Existing tree belt to the south should be retained. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | | | holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy. | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Small area of maintained open space outwith the site to the south west. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland Agricultural land classification layer doesn't cover Fearnan No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is slightly sloping with southern aspect. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Accessed directly from the A827. No known capacity issues. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Footways would need to be provided to link to the settlement in the east. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The settlement has little services or facilities. It is 4 miles from local services and employment in Kenmore and 10 miles from services and employment in Aberfeldy. Site is on the A827 bus route which provides infrequent services to Aberfeldy and Perth. Bus stops are within walking distance. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within the Loch Tay Special Landscape Area. Tree belt recorded in native woodland survey of Scotland. | GIS layers for NSA, and SLA | - | Application of policy ER6 and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. Retention of tree belt to the south. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed | Landscape | Site is in the Highland Glen with Lochs landscape character type. | Check existing LDP | - | Provision of a landscape framework for the site | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | None on site – two sites of archaeological interest outwith site to the south (Fearnan Pier and crannog). | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Siting of the access road to avoid impact on the archaeological site. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with surrounding residential and agricultural land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | None known | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | | form | | | |

KELTNEYBURN

| | | | |
|---|--|---|---|
| Site Name: Keltneyburn | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Part of this proposed site has planning permission for 4 new houses (09/00101/FUL) <i>Demolish existing house, garage, conservatory, and log store and erection of four dwellinghouses.</i> Granted 23 April 2009. |
| Settlement: Keltneyburn | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? n/a | |
| OS Grid Ref: | Site Size (ha): 1.79 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Visually prominent. South facing slope. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments Part of this proposed site has planning permission for 4 new houses, although this proposal is for 6 new houses – an additional 2. Had a settlement boundary in previous Local Plan. Important woodland. Site borders SSSI and SAC Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Keltneyburn close to eastern edge of site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p> | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | | assessed) layer | | 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | 0 | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Site lies within River Tay Catchment. Site also borders SSSI and SAC (Keltneyburn). | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment | -- | Policy NE3 Biodiversity. Planting of trees to encourage biodiversity. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland and watercourse in very close proximity to site. Potential detrimental impact on habitat connectivity | GIS aerial map/OS map/site visit | -- | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted (EP3D) and that development is well set back from watercourses | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air | Air | No | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Capacity at local schools | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No impact on open space and no path network in close proximity | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Creation of new core path links and consider linkages to the nearest core path network. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | No | GIS Layers for carbon | - | Good quality soils should be removed for use in other parts | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | (see notes) | Soils | | richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | of Perth and Kinross. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Yes south facing site and some protection from woodland/ treebelt | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The Roads Authority has required improvements to the road under the Roads (Scotland) Act and through the imposition of conditions attached to the planning permissions referred to for the Steading. It is envisaged that similar conditions would be imposed on the proposed development if | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|---|---------------------------|
| | | | appropriate. A new passing place is proposed. Access is granted under title to the field. | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Few facilities in village, within bus stop buffer zone. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services should be considered | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of | Material | No | GIS aerial | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|--|---------------------------|
| | existing buildings? | Assets | | map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Site shares boundary with SSSI and SAC | GIS layers for NSA, and SLA | -- | Further landscaping and tree planting to screen the development from regionally important landscape designations should be required to minimise the visual impact. Sensitive layout, scale and design required | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development may exceed surrounding landscape and setting due to topography and visual prominence | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology interest to north west of site | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity to enhance access | | 0 | Requirement for positive enhancements, improved access and interpretation of archaeological features | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Development may be considered incompatible with surrounding landscape and relevant designations | OS map and site visit | n/a | n/a | n/a |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | n/a | n/a | n/a |

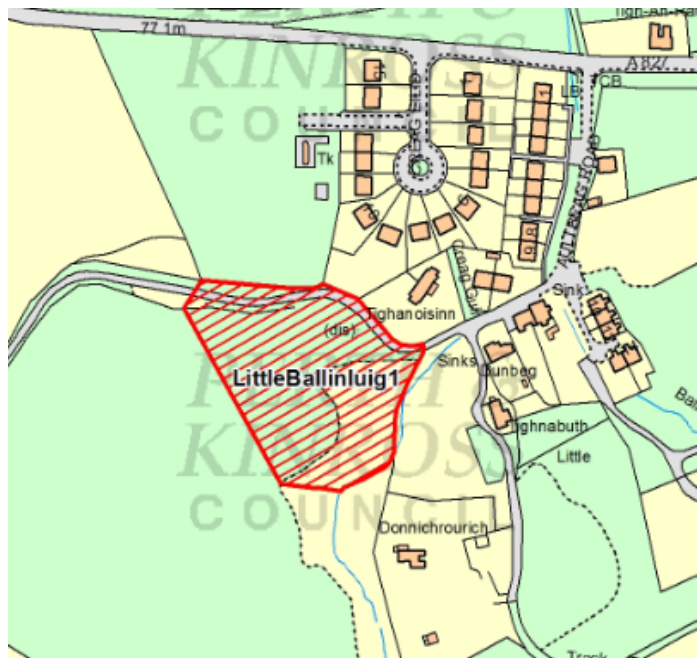
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

LITTLE BALLINLUIG

| | | | |
|--|---|--|---|
| Site Name: Former quarry | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Not submitted through previous call for sites. No planning applications |
| Settlement: Little Ballinluig | GIS Site Ref: MIR Site Ref: Little Ballinluig 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 0.86 | Within a TAYplan preferred Settlement, if so which settlement tier? Not in tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Former quarry with some existing woodland adjacent to existing settlement boundary of Little Ballinluig on the north and east boundaries. Fields to the west, woodland to the south. Site slightly elevated about the village. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield | Proposed Use: Amend settlement boundary to allow for housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. There is already is scope within the existing settlement boundary for a site to the west which has planning consent. Given the size of the settlement it is not appropriate to identify land for further housing development in the next Plan period. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this | Check on OS map GIS Landuse | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | assessment will be provided later. Watercourse runs adjacent to the eastern / south eastern boundary. No impact on GWDTEs; not in a waste water drainage hotspot. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Trees and undergrowth scattered across much of the site particularly along the watercourse which is likely to have some biodiversity and habitat value. Connects to riparian woodland south of the site. | GIS aerial map/OS map/site visit | 0 | Retain woodland to enhance existing network. Additional planting to join network to the wooded area to the north west. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Grandtully Primary school, which has capacity, and Breadalbane Academy. | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |
| | Will the proposal create/reduce employment | Population | No loss of employment land | Check CFS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield – former quarry. Reuse of brownfield land generally encouraged but this site has largely naturalised and may have biodiversity value. | GIS aerial map/site visit | 0 | Consideration of existing habitat and biodiversity value when developing proposals. | + |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland LCA 50k doesn't cover Little Ballinluig but assumed there is no prime agricultural land given former use as a quarry. Potential for contamination issues given former use as a quarry. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Mitigation of any contamination associated with former quarry use. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Woodland in and around site may give some protection | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access point from road to the east. No known capacity issues. | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | No services or facilities in Little Ballinluig. Settlement served by bus service linking to facilities in Pitlochry (10 miles) and Aberfeldy (5 miles). Existing pedestrian and cycle routes to Aberfeldy. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within the Strath Tay Special Landscape Area. Ancient woodland outwith site to the north east. SNWI and Native Woodland Survey of Scotland woodland in the south east | GIS layers for NSA, and SLA | - | Application of policy ER6 and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Within the Highland Glens Landscape Character Area. Site sits slightly higher than rest of the village. | Check existing LDP GIS layer wild land Check the landscape impact using | - | Provision of a suitable landscape framework and appropriate design – single storey houses likely to be most appropriate. | 0 |

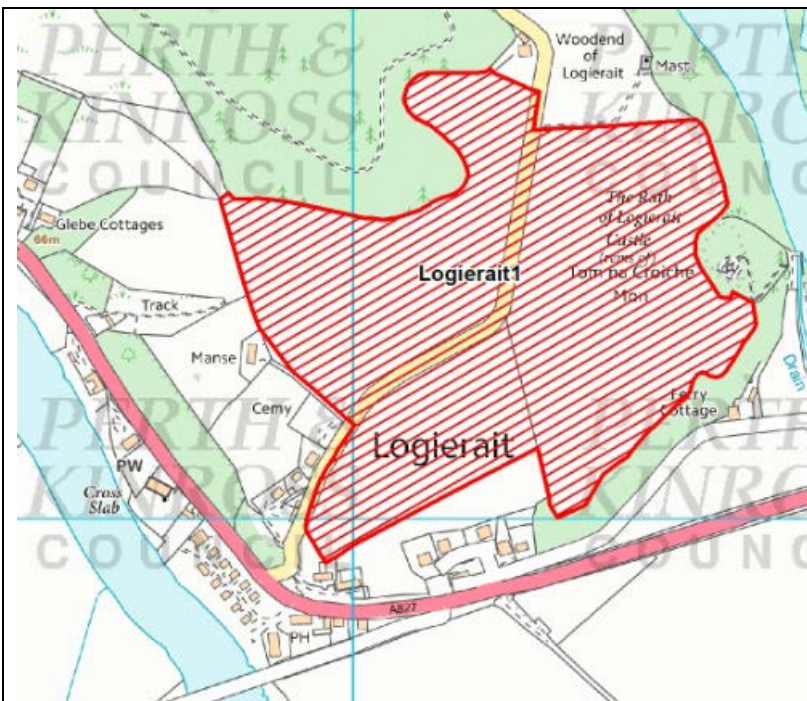
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | | | | capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and | Large site of archaeological interest (Ballinluig of Grandtully) to the east and south of the site encroaching slightly on the eastern and south eastern boundary. | GIS layers Listed building, Scheduled Monuments, Conservation | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Archaeological survey prior to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---------------------------|--|--------------------------|---|---------------------------|
| | | links with landscape) | | Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | taking access from the east to determine impact on site of archaeological importance. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | Recording of any features found. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

LOGIERAIT

| | | | |
|---|---|--|---|
| Site Name: Land north of Logierait | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Not submitted through previous call for sites. Application for Barite mine to the north (15/01972/FLL) – proposed access road goes through the site. |
| Settlement: Logierait | GIS Site Ref: MIR Site Ref: Logierait 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 16.8 | Within a TAYplan preferred Settlement, if so which settlement tier? Not in tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Sloping agricultural fields bounded by woodland to the east, south and north. Adjoins to the existing settlement boundary at Logierait to the south. Road currently runs through the site south west to the northern boundary. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture | Proposed Use: Mixed use residential lead development | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Proposed scale of development currently unknown but present site boundary has potential to create much too large an extension to the existing settlement. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | No impact on GWDTEs; not in a waste water drainage hotspot. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding outwith the site but covering a large area to the west, south and east. Site is at a higher level so unlikely to be an issue. Small patches of high and medium probability surface water flooding on the eastern half of the site. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC to the east and west Red squirrel recorded within the site. Hedgehog also recorded in | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | surrounding area. | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site itself open agricultural land with a road running through so likely to have minimal value. However site is in the middle of extensive blue and green networks; it is bounded by the Rivers Tay and Tummel to the west and east and is surrounded by woodland to the north west, east and south east which are likely to be habitat and species rich. | GIS aerial map/OS map/site visit | 0 | Opportunities to enhance and provide linkages to green networks to the north and south. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | | | holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Logierait Primary school which has sufficient capacity. School roll only at 36% so additional houses would help support school. | GIS Layers for school catchments | 0 | n/a | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Area of maintained open space (cemetery) outwith site to the west. Adopted core paths along the A827 outwith the site to the south and close to the northern boundary. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Connections should be provided to the core paths to | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | allocations | | the north and south. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland but the majority of the site is category 3.1 prime agricultural land. No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing. Northern part of the site is elevated and may be more exposed although woodland to the north west and tree belt along the eastern boundary may offer some protection. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | precipitation and temperature. | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | Existing road through site is narrow single track and is unlikely to have capacity for additional development; potential for significant impact on the junction with the A827 to the south. An alternative access is likely to be needed. | | -- | <p>A new access road is proposed as part of the barite mine application to the north which would offer a safer and more appropriate access to the site than the existing single track road.</p> <p>Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority.</p> | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site falls within 2 400m buffers to a bus stop. Mid section of the site is outwith. Site is adjacent to Logierait which has some facilities and is less than 1 mile from services and facilities in Ballinluig. | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | 0 | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Adjacent to the Strath Tay Special Landscape Area. Ancient woodland adjoining the site to the north and along the south eastern boundary. | GIS layers for NSA, and SLA | - | Application of policy ER6 and supplementary guidance where appropriate, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. Retention of tree belt to the south east. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>Within the Highland Glens landscape character area.</p> <p>Site slopes up from the village and development likely to be visible from sections of the A827.</p> <p>Proposed scale of development currently unknown. Development of whole site has potential to have significant landscape impact.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | -- | Provision of a landscape framework for the site and careful siting of development within the site. | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Large scheduled ancient monument covering the western half of the site. Adjacent to a third SAM on the eastern boundary. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Archaeological survey to determine impact on site of archaeological importance. | - |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | 0 | Recording of any features found in investigation. | 0 |

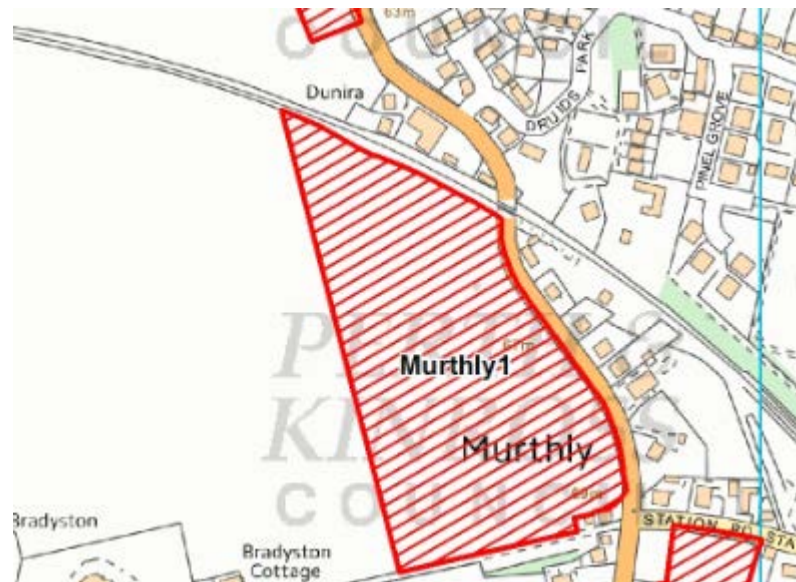
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible but other uses currently unknown | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Existing access likely to be a significant constraint | Check CFS form | - | Provision of a new access road | 0 |

MURTHLY

| | | | |
|---|--|---|---|
| Site Name: Land at Douglasfield / West of Bridge Road | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Included in Proposed LDP – Reporter supported Councils decision not to include the larger site. No planning applications. |
| Settlement: Murthly | GIS Site Ref: MIR Site Ref: Murthly 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 4.45 or 6.32 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Railway line to the north with residential beyond. Residential to the east and south. Agricultural land to the west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing / village green | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic; it would create too large an extension to the existing settlement which has already grown significantly in the recent years and would constitute a significant intrusion into open countryside substantially altering the character of the village. | |

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Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Within the River Tay Catchment Area. No impact on GWDTes; not in a waste water drainage hotspot. | GIS | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | 0 |
| | Can the option connect to the public foul sewer? | Water | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small patches of high probability surface water flooding to the north east and south. | GIS | - | Flood Risk Assessment with site layout plan at planning application stage would assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and | Bio flora and | Likely to be little biodiversity interest – site is currently open agricultural | GIS | 0 | Where appropriate, measures to enhance biodiversity will be | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | fauna interests? | fauna | <p>land with a small line of trees on the southern boundary but little else.</p> <p>Swift recorded outwith the site to the west.</p> <p>Within 2km of the River Tay SAC.</p> | | | <p>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.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Likely to be little existing habitat connectivity – site is currently an open field. | GIS | - | 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | GIS | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Murthly primary school is over capacity. The proposal would be designed to | GIS | -- | Developer contribution towards education. Inclusion of a village green | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | | | include a village green opposite the village hall. | | | opposite the hall would improve open space provision within the village. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core paths running along the eastern and southern boundaries of the site. The proposal would be designed to include a village green opposite the village hall. | GIS | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core paths running along the eastern and southern boundaries should be protected. Inclusion of a village green opposite the hall would improve open space provision within the village. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | GIS | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land | GIS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | | | No known contamination issues | | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | CfS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is flat and open. | Site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing vehicular access to the site is provided by B9099. There are no known capacity issues. | CfS | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth.</p> <p>The B9099 is a bus route which provides access to Stanley and Perth. The bus stops and local facilities are all within easy walking distance of</p> | GIS | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |

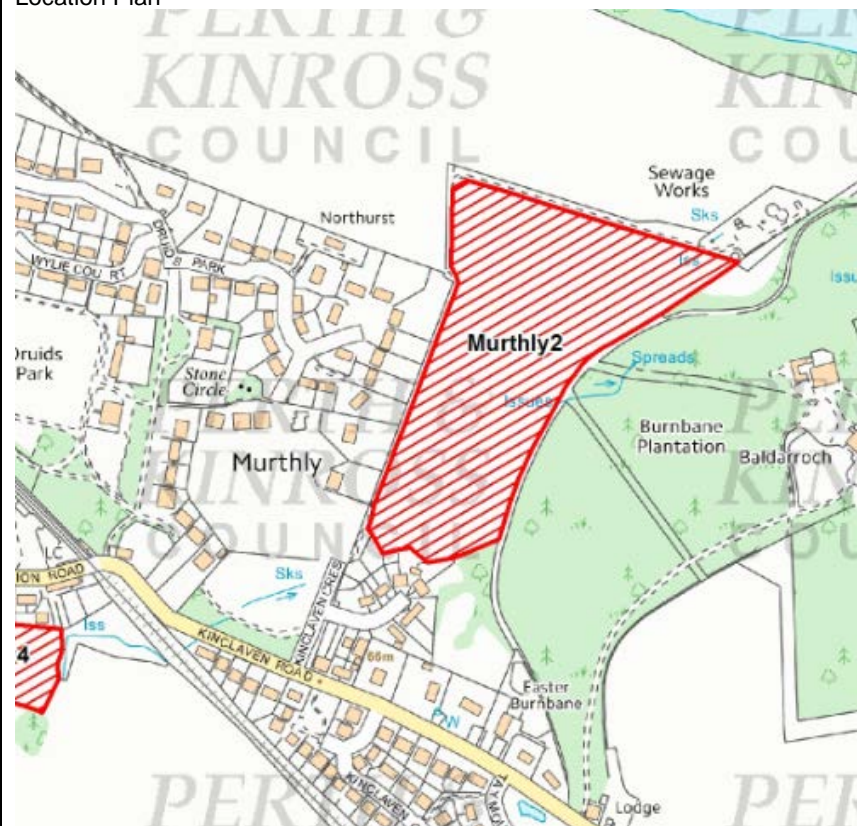
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | the site. | | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Network Rail ownership buffer encroaches on the northern boundary to a small extent. | GIS | - | Consultation at planning application stage | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF / SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designated sites | GIS | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is in the Lowland River corridors landscape character area. Reporter previously found that the current site would mirror the form of development on the eastern side of the road but any larger housing development on this site would | GIS | -- | Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the creation of a new robust settlement edge. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | | | constitute a significant intrusion into open countryside and would substantially alter the character of the village. | | | Landscape planting along the northern edge to contain development, screen the site from the waste water treatment works enhance the setting of the core paths. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | | No | GIS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses. Kennels to the far west. Although set back from the site any noise, odour and dust nuisance from the kennels should be assessed and mitigated. | GIS | - | Assessment and mitigation of any noise, odour and dust nuisance from the kennels. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Call for sites form | 0 | n/a | 0 |

| | | | |
|---|---|--|---|
| Site Name: Land behind Druids Park | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? No | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Included in MIR but not Proposed Plan – not discussed at Inquiry. |
| Settlement: Murthly | GIS Site Ref: MIR Site Ref: Murthly 2 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 5.75 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Residential to west and south, woodland to east, agricultural land to north and waste water treatment works to north east. River Tay to the far north. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – fallow land | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic. It would be an extension to the existing settlement which has already grown significantly in recent years. | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Within 2km of the River Tay SAC.</p> <p>Barn owl recorded within the site and hedgehog outwith the site to the south.</p> <p>Large wooded area outwith the site to the east (Burnbane Plantation) and woodland strip along the western boundary.</p> | GIS | - | Assessment and mitigation of any potential impacts on the Tay SAC. 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. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Existing site likely to have limited habitat value but large wooded area outwith the site to the east (Burnbane Plantation ancient woodlands) and woodland strip along the western boundary which are likely to contain wildlife habitat. Opportunity to link to these to create corridors across the site. | GIS | - | 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | GIS | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Murthly primary school is over capacity. | GIS | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No loss of maintain open space – site is fallow land and may be used for informal recreation. Aerial photo suggests may be informal paths on the site. Core path runs along the western and northern boundaries. | GIS | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along the western and northern boundaries should be protected. Opportunities to provide additional linkages. | + |
| | Will the proposal create/reduce employment | Population | No loss of employment land | GIS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land. No known contamination issues. | GIS | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years (up to 2023 – 2028) | CfS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Parts of the site likely to receive some shelter from woodland to the west, northernmost part more exposed. | Site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing vehicular access to the site from Kinclaven Crescent / Druids Park which connect to Kinclaven Road. | CfS | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of | Climatic | The settlement has little services or facilities other than the Primary | GIS | -- | Application of policy TA1B | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|--|---|--------------------------|--|---------------------------|
| | facilities? Can these be accessed by public transport? | factors and human health | School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth. Within walking distance of local bus routes. | | | which requires development proposals to be easily accessible to all modes of transport. | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF / SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Burnbane Plantation to the west on the Ancient Woodlands Inventory. | GIS | - | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes and Supplementary Guidance, in particular ensuring high quality design of new developments in this landscape. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>Development would be screened on its eastern side by the Burnbane Plantation and Druids Park residential development on its western side.</p> <p>However the development of the hospital grounds over recent years has been a significant expansion of the existing settlement. Therefore a further extension is not appropriate. In addition development would alter the existing form of the settlement which is concentrated north east of the junction between the B road and station road and in the former hospital grounds. It would be development in a corner of a larger field.</p> | GIS | - | <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the creation of a new robust settlement edge to the north.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | | No | GIS | n/a | n/a | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | Likely to be limited scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with existing residential areas to the west and south. Any noise, odour and dust nuisance from the waste water treatment works should be assessed and mitigated. | GIS | - | Assessment and mitigation of any noise, odour and dust nuisance from the waste water treatment works. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|------------|---|--------------------------|----------------------------|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Call for sites form | 0 | n/a | 0 |

| | | | |
|---|--|---|---|
| Site Name: Land at Gellyburn Field | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. |
| Settlement: Murthly | GIS Site Ref: MIR Site Ref: Murthly 3 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: | Site Size (ha): 1.7 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site runs from the north western edge of Murthly to the smaller settlement of Gellyburn along the western side of the B9099. Housing adjacent to the site to the north east, agricultural land on other boundaries with small part of the northern boundary adjacent to an area of woodland. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The proposal would be a linear extension to along the B9099 and increase the risk of coalescence of Murthly and Gellyburn to the north. It would only reflect the pattern on the other side of the road for approximately half of the proposed site. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic. It would be an extension to the existing settlement which has already grown significantly in recent years. | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Within the River Tay Catchment Area. No impact on GWDTEs; not in a waste water drainage hotspot. | GIS | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | 0 |
| | Can the option connect to the public foul sewer? | Water | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding outwith the site from the watercourse to the north. | GIS | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Unlikely to be significant wildlife interest on site itself; it is part of an open field. Most value likely to be from the woodland and watercourse outwith the site adjacent to the northern boundary. | GIS | - | 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. | + |

Air Quality

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | GIS | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Murthly primary school is over capacity. | GIS | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No loss of maintained open space. Core path runs along eastern boundary. | GIS | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along the eastern boundary should be protected. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | GIS | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or | Material Assets and | Greenfield | GIS | - | n/a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | brownfield land? | Soils | | | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land No known contamination issues | GIS | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years (up to 2023 – 2028) | CfS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Undulating site parts may be fairly exposed. | Site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing vehicular access from the B9099. | CfS | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth. | GIS | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | | | Within walking distance of local bus routes. | | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF / SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations | GIS | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>Parts of the site lie at a higher level than the houses on the opposite side of the road. Site rises up from the road which may help reduce visibility depending on the depth of the site.</p> <p>The development of the hospital grounds has been a significant</p> | GIS | -- | Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. | -- |

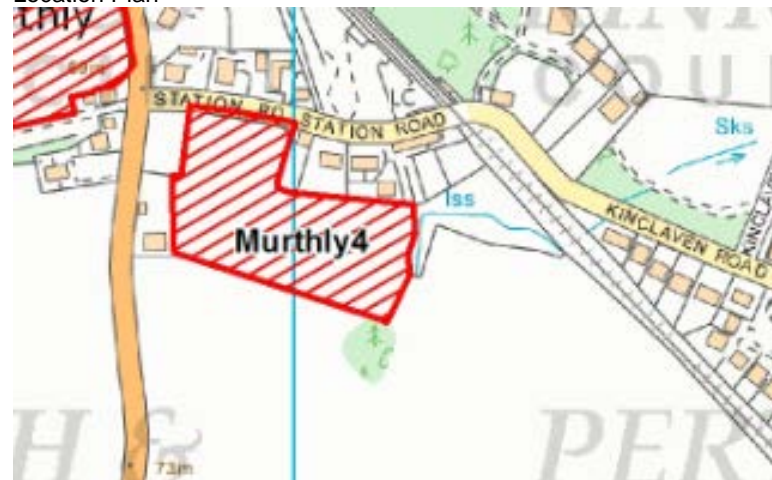
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|----------------------------|---------------------------|
| | | | expansion of the existing settlement. Therefore a further extension is not appropriate. In addition the proposal would be a linear extension to along the B9099 and increase the risk of coalescence of Murthly and Gellyburn to the north. Unclear whether this would be a proposed extension to Murthly or to Gellyburn (which does not have a settlement boundary) | | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | | Murthly Castle designed landscape outwith the site to the north. Any impact likely to be minimal as it is separated from the site by a watercourse and woodland. | GIS | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing would be compatible with the surrounding largely agricultural land use. | GIS | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Call for sites form | 0 | n/a | 0 |

| | | | |
|---|---|---|--|
| Site Name: Land adjacent to pub on Station Road | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? No | | Site History/Previous planning applications, existing local plan policies and proposals: Planning consent in 2012 for a restaurant and bar (11/01594/FLL) which appears to encroach onto part of the site. Included in Proposed LDP but Reporter removed due to flood risk and SEPA's objection. |
| Settlement: Murthly | GIS Site Ref: MIR Site Ref: Murthly 4 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Partly within settlement boundary and partly outwith but adjacent | |
| OS Grid Ref: | Site Size (ha): 1.42 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Railway line to the northwest, road along part of the northern boundary with residential beyond. Road and residential to east. Agricultural land to south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land | Proposed Use: Housing and open space | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic; It would create too large an extension to the existing settlement which has already grown significantly in recent years and development would be likely to have an adverse impact on a large cluster of archaeological sites. Flood risk on part of the site. | |

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Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | GIS | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|---|---------------------------|
| | | | <p>Within the River Tay Catchment Area.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> | | | <p>enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | |
| | Can the option connect to the public foul sewer? | Water | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | High probability of surface water flooding towards the centre of the site. | GIS | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC. | GIS | - | Assessment and mitigation of any potential impacts on the Tay SAC. 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 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Likely to be little existing habitat connectivity – site is currently part of an open field. Few trees along part of the western boundary. | GIS | - | 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached | Air | No | GIS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Murthly primary school is over capacity. | GIS | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path running along the northernmost boundary. No loss of maintained open space. It is proposed to have the infill site between the houses and the pub/restaurant site developed as landscaped open space with an access road through this to a housing development to the south. | GIS | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along the northern boundary should be protected. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | GIS | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS | - | n/a | - |
| | Are there any contaminated | Material | No loss of peatland or prime | GIS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | land/ soils issues on the site? (see notes) | Assets and Soils | agricultural land No known contamination issues | | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | CfS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | North facing slope | Site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing vehicular access from the road to the north. No known capacity issues | CfS | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth. The site is located close to 2 No bus stops serviced by Stagecoach and running buses to Perth. | GIS | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Network Rail ownership buffer outwith the site to the far north east. Unlikely to have any impact. | GIS | 0 | n/a | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF / SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations | GIS | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is in the Lowland Hills landscape character area. It is open countryside without an existing landscape framework in full view of the B road to the west. | GIS | - | Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Provision of landscaping to: provide a framework for development and integrate it | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|---|---------------------------|
| | | | | | | with the countryside setting of the town, This should include the creation of a new robust settlement edge. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | | No | GIS | n/a | n/a | n/a |

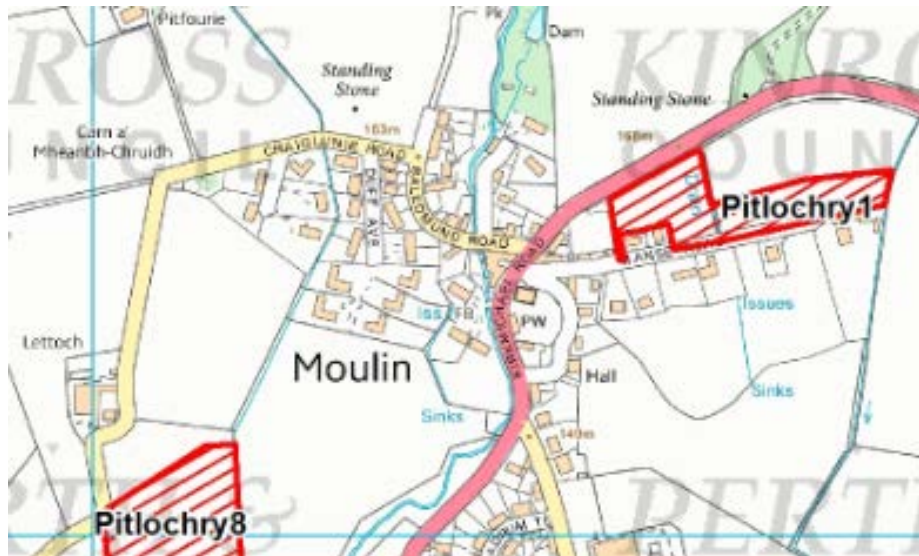
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|----------------------------|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | | Likely to be limited scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding residential and agricultural uses. | GIS | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Call for sites form | 0 | n/a | 0 |

PITLOCHRY

| | | | |
|---|---|--|--|
| Site Name: Land at Moulin | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: White land on edge of the settlement boundary at Moulin. Previously submitted through MIR – for a slightly smaller site – but not taken forward. No planning applications |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 1 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | |
| OS Grid Ref: | Site Size (ha): 1.162 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is an area of agricultural land located within the Moulin Conservation Area but outwith the settlement boundary. The adjacent landuses are; predominantly agricultural to north, east and south with residential to the south and west. The site is a fairly flat area of land with land rising steeply along the north boundary to form an embankment with mature trees. The adjacent land uses are; predominantly agricultural to north, east and south with residential to the south and west. A class road to the north. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture | Proposed Use: Residential | Initial Officer Comments Previous site assessment suggested potential for development on this site would have to be low density and limited to 3 or 4 houses due to access | |

| | | | |
|--|--|---|--|
| | | constraints so unlikely to be an allocated site. If settlement boundary were to be amended proposals for development on this site could be assessed through the existing Policy framework and contribute as windfall. | |
|--|--|---|--|

Location Plan



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Photographs



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Within the River Tay Catchment area.</p> <p>Burn to east and ditch through middle of site, which feed into the River Tummel.</p> <p>No impact on GWDTEs or in a waste water drainage hotspot.</p> | GIS | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| | | | | | | has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Surface water medium probability of flooding towards centre of the site. Area of high risk flooding outwith the site to the west. | GIS | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The watercourse east of the site connects it to the River Tummel, which is part of the River Tay SAC.</p> <p>Along the north boundary and to the southeast of the site are mature areas of deciduous trees which are likely to contain wildlife habitat.</p> <p>There may be otters in the watercourse and bats in the mature trees (none recorded).</p> <p>Hedgehog and badger recorded near the site.</p> | GIS | - | <p>Evaluation and mitigation of potential impact on biodiversity interest, in particular the Tay SAC and any protected species.</p> <p>Retain the watercourse and mature trees on the boundaries of the site and enhance them with landscaping.</p> <p>Need to survey mature woodland areas to the north and southeast of the site; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Assessment and mitigation of</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | any potential impacts on the Tay SAC. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Along the north boundary and to the southeast of the site are mature areas of deciduous trees which are likely to contain wildlife habitat. | GIS | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | and cycleways, to encourage the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | GIS | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | GIS | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Site is currently agricultural grazing. There are no core paths or rights of way within the site but core path PLRY/114/2 runs near the south western corner of the site There are parks, recreational open space and a leisure centre with sports facilities in the settlement. | GIS | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Consider the provision of a path link to the core path to the south west. | + |
| | Will the proposal create/reduce employment | Population | No impact on existing employment land | GIS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|--|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or peat land. | GIS | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) – land is controlled by a single owner | Call for sites form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on a south facing slope | Site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | ++ |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access could not come off the A924 but would need to be via Manse Road. Manse Road is a private road and therefore would require negotiation between developer and owner if not within developer's control. The existing junction at the western end of Manse Road is | GIS | -- | Vehicular access from Manse Road to the south. Restriction of number of units due to an inadequate junction at the western end of Manse Road. Application of policy TA1B. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|---|---|--------------------------|--|---------------------------|
| | | | inadequate in terms of visibility therefore any development within the site would need to be of very low density e.g. 3 or 4 houses. | | | Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The majority of the site is within the 400m buffer of a bus stop. Pitlochry has good bus services, via the A9, and a railway station. Marked bus stop on circular route 400m to the south. Employment and local services in the settlement. The site is uphill from the town centre. | GIS | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not within any consultation zone | GIS | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF / SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | Site is adjacent to the Ben Vrackie Special Landscape Area; objective of the SLA to ensure a high standard of design in any development proposals | GIS | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | designations? | | at the settlement edge. | | | <p>Quality of the Area's Landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.</p> <p>High standard of design to reflect the distinctive character of Moulin.</p> | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>This is countryside on the edge of the settlement. It is part of the Conservation Area.</p> <p>The site is in the Highland Glens landscape character area.</p> <p>The existing trees along the north boundary as well as the outcrop of trees screening existing residential properties may provide some natural screening for the site.</p> | | - | <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Part of the field to the north beside the A924 should be retained as a buffer zone to help preserve key views from the road</p> <p>Provide landscaping, particularly to the north and east to contain the site, screen it from the A road and shelter it.</p> | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Old Moulin, including boundary walls and gates (grade C) adjacent to the south of site. Site is part of the listed buildings view and setting. The Old Mill (grade B) and the Bridge over Moulin Burn (Grade C) to the west possibly visible from site. Balnakeilly House (Grade B) adjacent to the site to the North although the house itself is some distance from the site.</p> <p>Located within Moulin Conservation Area. There are not immediate reservations with development on this site. The development would be required to be of a high quality of design to preserve and enhance the</p> | GIS | - | <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.</p> <p>Layout and design should be required to respect the character of the Conservation Area, particularly when viewed from the A road to the north of the site.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|----------------------------|---------------------------|
| | | | character of the conservation area. There are a number of sites of archaeological interest in the surrounding area but none within the site itself | | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | GIS | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with neighbouring residential land uses | GIS | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Call for sites form | 0 | n/a | 0 |

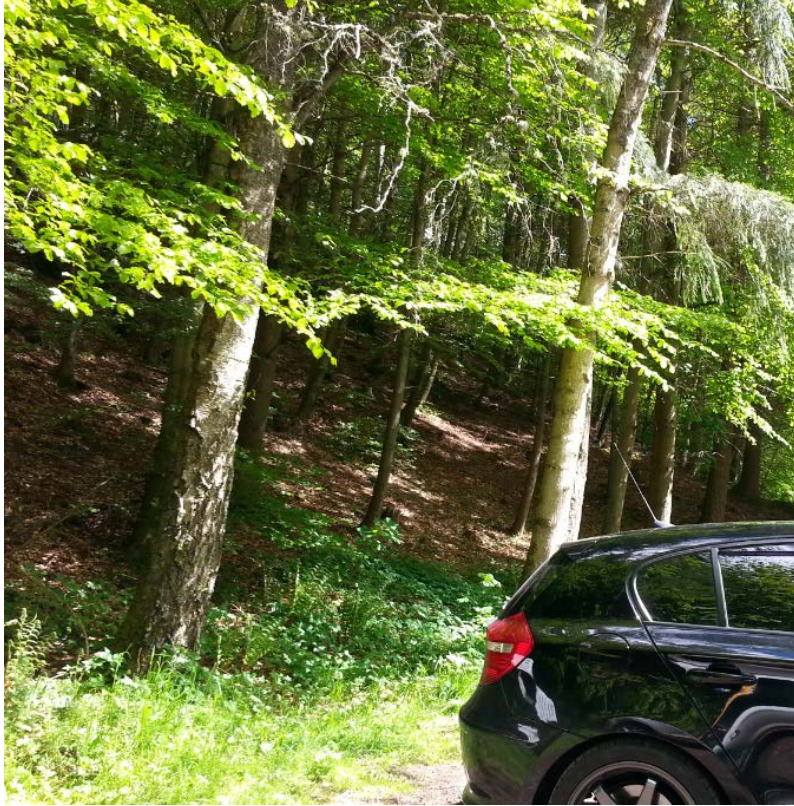
| | | | |
|--|---|---|--|
| Site Name: Land at Clunie Bridge Road | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: White land adjacent to the settlement boundary. Site is surplus to Forestry Commission requirements and could be disposed of if allocated for development. |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 2 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent | No planning applications |
| OS Grid Ref: | Site Size (ha): 1.4 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Long narrow site between Clunie Bridge Road and the River Tummel to the south, and the A924 and railway line to the north. Fairly steeply sloping from Clunie Bridge Road up towards the A924 particularly at the western-most end. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - woodland | Proposed Use: Housing | Initial Officer Comments Any development likely to be constrained by topography and potential noise issues from the A924. This site may also be affected by the A9 dualling. Questionable whether many units could be fitted onto the site as a result. | |

Location Plan



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Photographs



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | <p>Within the River Tay Catchment area.</p> <p>Burn runs across site near easternmost end.</p> <p>No impact on GWDTEs or within a waste water drainage hotspot.</p> | <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | | <p>on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Adjacent to an area of medium probability river flood risk. This directly affects the western most tip of the site. Medium risk of surface water flooding to the south and directly affecting the westernmost tip. Parts of this larger area at high risk. Also medium risk from the burn which crosses through the eastern end of the site. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of river and surface water flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and | Bio flora and | Within 2km of the River Tay SAC. | GIS layers | - | Evaluation and mitigation of potential impact on biodiversity | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | fauna interests? | fauna | <p>Within the River Tay Catchment.</p> <p>Red squirrel recorded around and within the site. Also in surrounding area hedgehog, European otter and Goldeneye recorded.</p> | <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | | <p>interest, in particular the Tay SAC and any protected species.</p> <p>Retain the watercourse and mature trees on the boundaries of the site and enhance them with landscaping.</p> <p>Need to survey mature woodland areas within the site and to the west and south; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Whole site is woodland as is much of the surrounding area. Site is also adjacent to the River Tummel. Both these are likely to be species rich habitats. Will be important in any development to maintain connectivity to the surrounding woodlands. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|---|---|--------------------------|---|---------------------------|
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | GIS Layers for school catchments | -- | Developer contributions towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path PLRY/19 runs along the southern boundary of the site which then goes on to link to other core paths to the south west and north east. This core path also forms part of the Garry – Tummel which is a maintained route. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path to the south and consider additional linkages to the core path network in the surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland. Given current land use assumed no loss of prime agricultural land (not covered by GIS layer). | GIS Layers for carbon richness (which shows whether there is peatland), | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) and is controlled by a single owner | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South- west facing. Surrounding topography and trees may help protect from prevailing winds. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Call for Sites form suggests that direct road access is available. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is within the 400m buffer of a bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | | | | local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Adjacent to the Network Rail ownership buffer but given that the site is separated from the railway line by the road unlikely to be significant impact. | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | - | Network Rail notified at planning application stage? | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of | Material | None on site. | GIS aerial | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| | existing buildings? | Assets | | map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The Ben Vrackie Special Landscape Area sits across the road and railway line to the north. | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development on this site would be likely to be visible from the A9 and in particular the Loch Faskally road bridge. Consideration would need to be given to boundary treatments to reduce the risk of adverse impact on the character of the area. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Careful design of boundary treatments, particularly to the south, to screen development from the A9 and road bridge. | 0 |
| | Will the proposal have an adverse impact on the integrity | Popl and human health | Not within proximity of Green Belt | GIS layer | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | of the greenbelt? | or material assets | | greenbelt | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Green Gates stone circle SAM adjacent to the northern boundary. 2 archaeological sites (military roads) adjacent to the northern boundary. Site would also be visible from the Loch Faskally Road Bridge. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possible archaeological survey at northern boundary prior to implementation to determine impact on sites of archaeological importance. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | 0 | Recording of any features found in investigation. | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding recreational land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Topography | Check Call for Sites form | | | |

| | | | |
|---|--|--|--|
| Site Name: Middleton of Fonab (H38) | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: White land within the settlement boundary adjacent to H38 No planning applications for site but PAN submitted for H38 Proposal for a minor extension in the north west corner of the existing allocated site. |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 3 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 5.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently an area of woodland within the settlement boundary and allocated for residential development. The adjacent landuses are as follows; The whole H38 site falls south west to north east with steep tree lined embankment along north east boundary. The lowest point of the site is in the southeast corner adjacent to the farm at Milton of Fonab. The southwest section of the site is clearly visible from the A9. The land falls to the north east therefore making this section of the site less visible from the A9. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture | Proposed Use: Residential | Initial Officer Comments Small scale extension to existing site; currently an area of white land within settlement boundary. Would only add a small number of units. | |

| | | | |
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Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water | Water | At the time of publication the updated River Basin Management | Check on OS | - | Application of Policy EP3: Water Environment and Drainage | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|---|--------------------------|---|---------------------------|
| | environment? (see notes) | | Plans are not available so this assessment will be provided later. Within the River Tay Catchment area. No effect on GWDTEs or waste water drainage hotspot. | map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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 | |
| | Can the option connect to the public foul sewer? | Water | Expected that connections would be available. | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The burn to the east is at a lower level than the site. Medium probability of river flooding to the north but not on the site directly. Several sources of high probability surface water flood risk to the north, east, south and west of H38 but none affecting either the allocated site or the proposed extension area. However there is medium probability of surface water flooding along the | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of river and surface water flooding. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | southern boundary close to the proposed extension area. | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The burn to the east links the site to the River Tummel, part of the Tay SAC.</p> <p>The woodland to the north and south is designated as Ancient Woodland. The wooded area proposed for development is included within the larger area of semi-natural broadleaf (SNWI)</p> <p>The site boundaries to the north east and north west are mature areas of deciduous trees which are likely to contain wildlife habitat.</p> <p>No recorded protected species on site but hedgehog, red squirrel and otter in surrounding areas.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Conserve and enhance the ancient woodland to the north. Evaluation and mitigation of potential impact on the Tay SAC, protected species, water quality and wider biodiversity.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland may give connectivity to the area of ancient woodland to the north. The southern area of ancient woodland separated by the A9. | GIS aerial map/OS map/site visit | - | Retention of trees and provision of a landscape framework for development to conserve the amenity of the area. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Requirement for compensatory planting within the larger site. 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. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) May give scope for additional cemetery provision as part of the development. | GIS Layers for school catchments | - | Developer contribution towards education. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Would result in loss of an area of woodland which may be currently used for recreation. There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Core path to the West. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. May be potential to link to the core path to the West. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|--|---------------------------|
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Given the location of the wider sites adjacent to existing cemetery may be issue with ground gases. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Testing for ground gases advisable prior to development as a precaution. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) – site owner / controlled by a single developer | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is north east facing. | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Previous comments on H38 allocation: The most suitable point of access may be at Milton of Fonab/lowest point within the site (see map). There have been improvement works to Bridge Road/Foss road as a result of development at Fonab Crescent which subsequently provide | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|-----------------------------------|--|---|--------------------------|--|---------------------------|
| | | | adequate visibility at the junction with the minor road. Given that the road to Logierait is a public road there are potentially no issues with regards to access etc. it should be noted however that there would likely be a requirement to contribute to widening (existing 4.5 metres to 4.8 metres) and upgrade of the road given the increase in traffic. In addition a pedestrian link to Bridge Road/Foss Road may be required. Further investigation of pedestrian links would be required to ensure links with the town centre and access to public transport which include the existing bus route from the festival theatre towards the town. If a development proposed more than 50 houses a transport statement would be required for its submission. Other issues to note would be the requirement for SUDS on the site to address issues of drainage and the requirement for street lighting. | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is within walking distance of the town centre, across the bridge. Pitlochry has good bus services, via the A9, and a railway station. Marked bus stop to north, on bus route to theatre. Employment and local services in the settlement. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|--|---------------------------|
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Not within a designated area | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The mature woodland to the north would reduce impact development on the site is likely to have from the north.</p> <p>The site is in the Highland Glens landscape character area. The woodland areas to the north and west of the site are the main landscape features.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Surrounding mature trees should be conserved as part of a network of wooded areas.</p> <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Landscape screening along the A9 and around Fonab Cemetery.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the | Material Assets and Human | | GIS layer for waste management | | | |

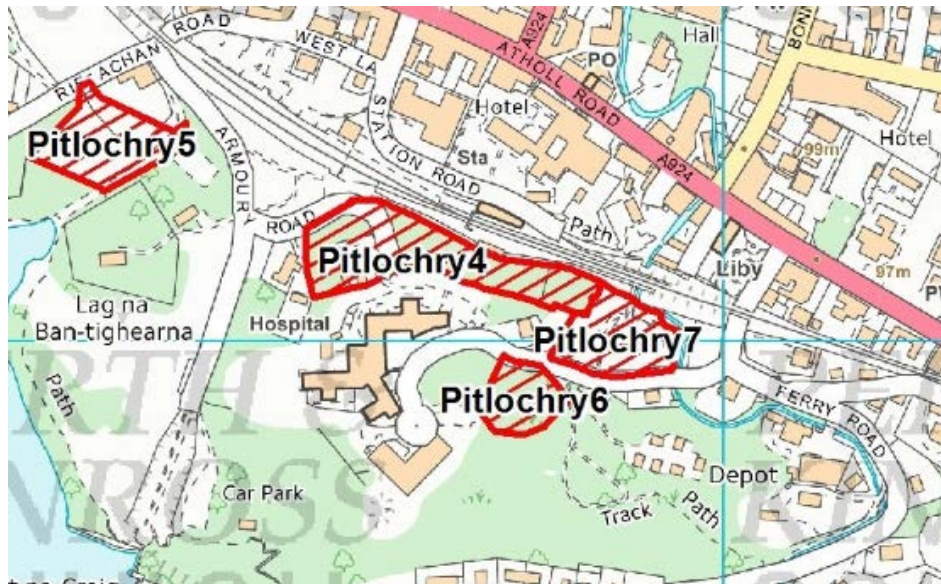
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | waste handling operation? | Health | | sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Mill dam and lade archaeological site adjacent. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Small extension to an existing residential allocation. Residential use would complement the existing residential and theatre uses in the southern part of the settlement and the existing residential allocation at H38. However the A9 may raise issues with regards to noise and the woodland was identified in the previous site assessment as forming a buffer to the employment allocation to the west. Development of this site would reduce the size of this buffer. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check Call for Sites form | 0 | n/a | 0 |

| | | | |
|---|--|--|---|
| Site Name: Armoury woods / armoury stables | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Identified in LDP as existing employment land Included in outline application for the hospital but excluded from the full application. |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 4 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 0.81 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is a mix of established and scrub woodland, steeply sloping in parts south to north. The former stable buildings are derelict but not ruinous. Site is bounded primarily by the railway line to the north, medical centre to the south and proposed site Pitlochry 7 to the east. Vehicular access is currently only via Armoury Road from the north (narrow track); there is a gate preventing access from the rear of the medical centre. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Largely undeveloped woodland with exception of the abandoned stable buildings | Proposed Use: Residential – affordable housing | Initial Officer Comments Site is within the settlement boundary and is currently identified as existing employment land although on the ground it is an area of fairly dense woodland. Not sure that many houses could be built on the site due to | |

| | | | |
|--|--|--|--|
| | | <p>topography but if this is to be considered most appropriate course of action may be to remove the existing zoning and leave as white land. Any development proposals could then be considered through the existing policy framework and contribute as windfall.</p> | |
|--|--|--|--|

Location Plan



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Photographs



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Within the River Tay Catchment area. No watercourses within site. No impact on GWDTEs or within | Check on OS map GIS Landuse layer Waste water drainage hotspots | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|---|---------------------------|
| | | | waste water drainage hotspot. | Private water supplies (risk assessed) layer | | consents at the waste water treatment works. Drainage impact assessment/hydrology study may be required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | Expected that all services would be taken from Armoury Road to the north and the medical centre to the south. | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | High probability of surface water flooding from the Moulin Burn to the far east of the site. Also medium probability of river flooding although neither identified flood risk affects the site directly. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of river and surface water flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are mature trees surrounding the site which is listed as upland oakwood and open land habitat in the Native Woodland Survey of Scotland and semi-natural broadleaf in the SNWL.</p> <p>The site is linked to the River Tummel, Tay SAC, by the burn to the north east.</p> | <p>GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley</p> | - | <p>Assessment and mitigation of impact on biodiversity including protected species and mature trees, particularly along the northern edge of the site.</p> <p>Need to survey mature woodland areas within the site and to the west and south; ornithological survey; mammal</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|-------------------------------------|---|--------------------------|--|---------------------------|
| | | | | catchment River Tay Catchment | | survey; otters and woodland survey. Assessment and mitigation of any potential impacts on the Tay SAC. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site is almost wholly woodland. | GIS aerial map/OS map/site visit | - | Retention of trees and provision of a landscape framework for development to conserve the amenity of the area. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | GIS Layers for school catchments | -- | Developer contributions towards education | 0 |
| | To what extent will the proposal affect the quality and quantity | Popl and human health | There are parks, recreational open space and a leisure centre with | GIS layers for core paths | - | Application of policy CF1B: Open Space within New | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing but fairly heavily wooded so solar gain may be limited and dependant on the extent of tree removal. | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access will be taken from the existing road network. Call for Sites form suggests that there are no capacity issues. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is on the edge of the town centre and is within the 400m buffer of a bus stop. Pitlochry has good bus services, sites is within walking distance of existing bus services and bus routes on Atholl Road and Burnbane Road. Site is 5-10 minutes walk from the railway station. Employment and local services in the settlement. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | The northern most strip of the site is within the Network Rail ownership | GIS layers for pylons, gas pipelines, | - | Network Rail notified at planning application stage? | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | buffer. | <p>scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Old stable buildings on the site could perhaps be reused although this does not appear to be proposed at present. | GIS aerial map/site visit | - | Consideration to the reuse of existing buildings. | + |

Landscape Designated sites

[illegible]

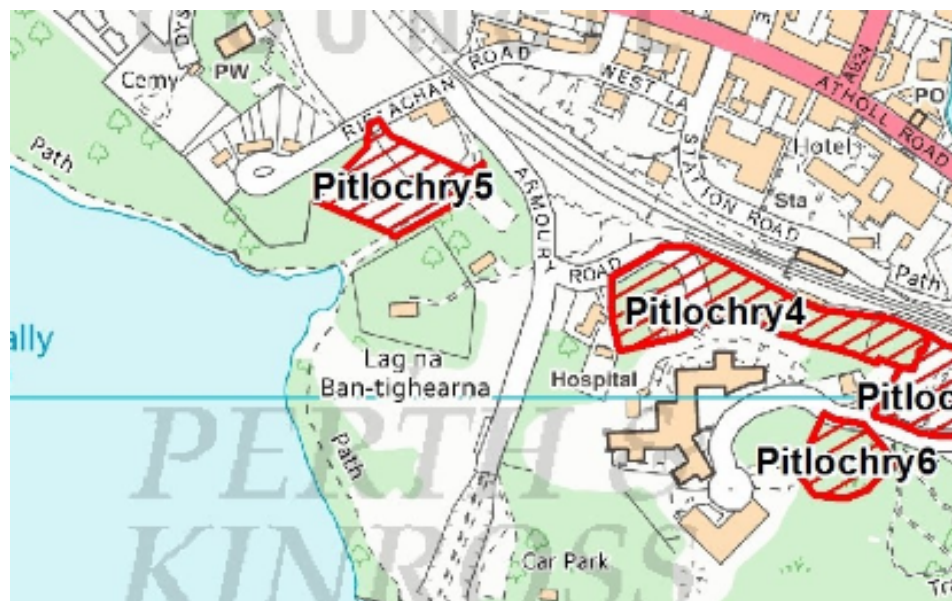
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Immediately adjacent to the northern boundary is Pitlochry Station (Grade A), including platform building, footbridge, fountain and signal box.</p> <p>The northern boundary of the site also adjoins the Conservation Area.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.</p> <p>Layout and design should be required to respect and enhance the character of the Conservation Area.</p> | 0 |

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|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Topography likely to significantly limit the developable area; railway line along the northern boundary may also be a constraint. | Check Call for Sites form | - | | - |

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| Site Name: Former amusements car park | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Site is within the settlement boundary and is currently identified as existing employment land. Application for change use amusements arcade to offices on the upper part of site (14/00820/FLL) |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 5 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 0.4 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Surrounding uses include woodlands and River Tummel to the south; vacant amusements business and railway line to the north. Also some residential properties and open spaces. The site is at the foot of a slope leading down from the Amusements arcade. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Part developed (area of hardstanding previously used for car parking) and part undeveloped - grassland | Proposed Use: Residential | Initial Officer Comments Site is within the settlement boundary and is currently identified as existing employment land. Any development likely to be fairly small scale so even if existing zoning is removed would probably be best to leave as white land. Any development proposals could then be considered through the existing policy framework and contribute as windfall. | |

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Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| Water | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. No watercourses within site. No impact on GWDTEs or within waste water drainage hotspot. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study may be required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Southern part of the site an area of medium probability of river flooding and also medium probability of surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of river and surface water flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal | Bio flora and | Within 2km of the River Tay SAC. | GIS layers | - | Retain the mature trees on the boundaries of the site and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | affect biodiversity, flora and fauna interests? | fauna | Within the River Tay Catchment area. Hedgehog recorded in the vicinity of the site. | SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | enhance them with landscaping. Need to survey surrounding mature woodland areas; ornithological survey; mammal survey; otters and woodland survey. Assessment and mitigation of any potential impacts on the Tay SAC. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | Woodland to the south and west of the site and Loch Faskally reservoir beyond | GIS aerial map/OS map/site visit | - | Retention of trees and provision of a landscape framework for development to conserve the amenity of the area. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | greater connectivity? | | | | | <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on | | Catchment for Pitlochry Primary | GIS Layers for | -- | Developer contributions | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|---|---------------------------|
| | local/community facilities and infrastructure (see notes) | | School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | school catchments | | towards education | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance. Core path PLRY/65 runs along the Lochside a short distance from the southern boundary – opportunity to link into this from the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Consider additional linkages to the core path network in the surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes – site currently identified as existing employment land | Check CFS form | -- | Consider potential for incorporating home working provision and / or a workhub facility within the development depending on scale. | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Largely brownfield possibly with small greenfield element to the south of the site. | GIS aerial map/site visit | + | n/a | + |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or peat land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 10 years (2023-28) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Trees to the south of the site could reduce scope for solar gain. | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Suggested that access will be taken from the existing road network and there are no capacity issues. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | At all times future residents will be within 5-10 minutes walking distance of an existing bus services. The main bus route is on Atholl Road (A924) where a large number of bus services stop. Pitlochry railway station is 5-10 minutes walk from the site. The site can be accessed from Armoury Road which connects into Pitlochry Town Centre. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | | | | and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The northern boundary of the site is a short distance from the Network Rail ownership buffer. | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | - | Network Rail notified at planning application stage? | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No impact on any designated site – site is within the built up area. | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site slopes downward from the former car park and the lower part is likely to be screened from view from most directions – would be impact on view from the Scottish Veterans Garden City at Rie-achan Road to the west. Tree belt to the south should would screen development from view from the Loch. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Surrounding mature trees should be conserved as part of a network of wooded areas. Careful design of boundary treatments, particularly to the west to screen development from Rie-achan Road. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Listed buildings and archaeological features at the Scottish Veterans Garden City to the west of the site – may be impact on views. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possible archaeological survey at western boundary prior to implementation to determine impact on sites of archaeological importance. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known other than possibly the topography of the site. | Check Call for Sites form | - | | - |

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| Site Name: Land at Bobbin Mill | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Site zoned in LDP as open space. 08/02104/FUL for 3 workshop / office units approved; 11/01434/FLL application for a building for a timber merchants |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 6 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 0.13 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently scrub land within a wooded area. Primarily flat sloping upwards round the boundary. Surrounded primarily by woodlands on all sides bar the northern boundary which is the road. Beyond the trees to the west is the medical centre, to the north a residential property and site Pitlochry 7 also proposed for affordable housing. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – clearing in wooded area | Proposed Use: Residential – affordable housing | Initial Officer Comments Site is within the settlement boundary and is currently identified as open space. Removal of this zoning would require assessment against policy CF1. Even if zoning was removed most appropriate course of action may be to leave as white land. Any development proposals could then be considered through the existing policy | |

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| | | framework and contribute as windfall. | |
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Location Plan



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Insert Photographs if available

No photos from site visit

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are mature trees surrounding the site which is listed as upland oakwood in the Native Woodland Survey of Scotland and semi-natural broadleaf in the SNWI.</p> <p>The site is linked to the River Tummel, Tay SAC, by the burn to the north east.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Assessment and mitigation of impact on biodiversity including protected species and mature trees.</p> <p>Need to survey mature woodland areas around the site; ornithological survey; mammal survey; and woodland survey.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by | Bio flora and fauna | The site is surrounded by woodland. | GIS aerial map/OS | - | Retention of trees and provision of a landscape framework for | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | the proposal – will it result in habitat fragmentation or greater connectivity? | | | map/site visit | | <p>development to conserve the amenity of the area.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Site zoned in LDP as part of a larger area of open space which runs along the southern boundary of the hospital. Core path PLRY/109 runs along the north eastern boundary. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | -- | Site designed to respect character and amenity / recreational value of the surrounding area. The core path along the north eastern boundary should be protected. | - |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Appears greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of prime agricultural land or peat land. | GIS Layers for carbon richness (which shows whether there is peatland), | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) – site is controlled by a single landowner | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is relatively small, flat and surrounded by trees so solar gain may be difficult. | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access will be taken from the existing road network. Call for Sites form suggests there are no capacity issues. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is on the edge of the town centre and is within the 400m buffer of a bus stop. Pitlochry has good bus services, sites is within walking distance of existing bus services and bus routes on Atholl Road and Burnbane Road. Site is 5-10 minutes walk from the railway station. Employment and local | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|---|---------------------------|
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No impact on any designated site – site is within the built up area. | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The trees surrounding site would largely screen it from most directions.</p> <p>The site is in the Highland Glens landscape character area.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Surrounding mature trees should be conserved as part of a network of wooded areas.</p> <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the | Material Assets and Human | | GIS layer for waste management | | | |

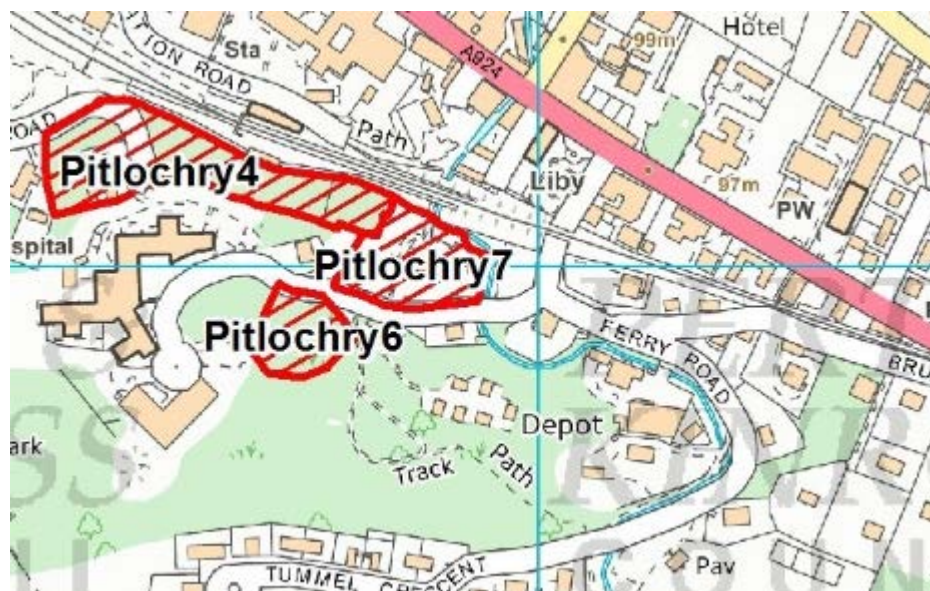
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|--|--------------------------|--|---------------------------|
| | waste handling operation? | Health | | sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check Call for Sites form | 0 | n/a | 0 |

| | | | |
|---|--|---|--|
| Site Name: Land at Burnbane (including car park) | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: The Highland Area Local Plan identified the site as part of the larger Opportunity Site O2 suitable for leisure, tourist, business and open space uses in a woodland setting. 07/02675/FUL – erection of steel framed veterinary practice surgery, approved. No more recent planning applications Former car park identified in LDP as white land. Area to the west is identified as existing employment land. |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 7 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within | |
| OS Grid Ref: | Site Size (ha): 0.8 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently scrub land, a northern fringe of woodland and a car park within the settlement boundary. The car park lease to PKC recently expired. Immediate surroundings are a wooded area to north west, cottage and hospital to west, wood to south. In the wider area there is employment land, residential and the town centre. The site is gently undulating, south facing and the main views onto the site are from Ferry Road and the car park to the east. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Partially developed (car park) and partially undeveloped (scrub land) | Proposed Use: Residential – affordable housing | Initial Officer Comments Site is within the settlement boundary and the western part is currently identified as existing employment land although on the ground it is an area of woodland. Remainder of the site is white land. If the existing zoning were | |

| | | | |
|--|--|--|--|
| | | to be removed it may be most appropriate to leave the whole site as white land. Any development proposals could then be considered through the existing policy framework and contribute as windfall. | |
|--|--|--|--|

Location Plan



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Insert Photographs if available

No photos from site visit

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The Moulin Burn lies to the north east of the site and connects it to the River Tummel, Tay SAC.</p> <p>There are mature trees on the embankment in the north of the site and scrub on part of the site. The site is part of the wooded Armoury area and is listed as upland oakwood in the Native Woodland Survey of Scotland and semi-natural broadleaf in the SNWI</p> <p>The burn could provide a habitat for otters and the trees could provide a habitat for bats.</p> <p>Red squirrel recorded near the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Retain the watercourse and mature trees on the boundaries of the site and enhance them with landscaping.</p> <p>Need to survey mature woodland areas to the west and south; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. 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.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by | Bio flora and | One third – half the site is wooded and the Moulin Burn runs along the | GIS aerial map/OS | - | Retention of trees and provision of a landscape framework for | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|-------------------|---|--------------------------|---|---------------------------|
| | the proposal – will it result in habitat fragmentation or greater connectivity? | fauna | eastern boundary. | map/site visit | | <p>development to conserve the amenity of the area.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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.</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path runs through the site. Small areas of maintained open space (functional greenspace) around the car park area. There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | -- | The core path through the site should be protected or rerouted along the edge of the site. The open space value of the amenity green space along the core path should be conserved or replaced if the path is rerouted. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes – part of the site currently identified as existing employment land | Check CFS form | -- | Consider potential for incorporating home working provision and / or a workhub facility within the development depending on scale. | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Part green field part brownfield. | GIS aerial map/site visit | - | Development of greenfield site could to some extent be compensated for by reuse of the brownfield element. | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Potential contamination issues from the railway line to the north. Soil stability issues unlikely as the | GIS Layers for carbon richness | - | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|--|---------------------------|
| | | | stability of the railway line will be checked regularly. No loss of prime agricultural land or peat land. | (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) – site is controlled by a single landowner | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access will be taken from the existing road network. Call for Sites form suggest there are no capacity issues. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is on the edge of the town centre and is within the 400m buffer of a bus stop. Pitlochry has good bus services, sites is within walking distance of existing bus services and bus routes on Atholl | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | Road and Burnbane Road. Site is 5-10 minutes walk from the railway station. Employment and local services in the settlement. | travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Adjacent to the network rail ownership buffer | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | - | Network Rail notified at planning application stage? | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|-----------------------------------|---|--|--------------------------|--|---------------------------|
| | Development Plan? | | | | | | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No impact on any designated site – site is within the built up area. | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The trees in the north of the site screen it from the railway. The site is in the Highland Glens landscape character area. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Surrounding mature trees should be conserved as part of a network of wooded areas. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | | assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>North East of the site is Pitlochry Station (Grade A), including platform building, footbridge, fountain and signal box.</p> <p>A small part of the site bounds onto the Conservation Area.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.</p> <p>Layout and design to conserve and enhance the character of the Conservation Area.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Railway line along part of the northern boundary may be a constraint. | Check Call for Sites form | - | | - |

| | | | |
|--|--|---|--|
| Site Name: Robertson Crescent (H39) | Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Proposed extension is outwith the settlement boundary adjacent to H39 03/00820/FOR – Mixed forestry works, clearfelling of 1.2 ha, approved. |
| Settlement: Pitlochry | GIS Site Ref: Pitlochry 8 MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside and adjacent | Proposal for an extension to the existing allocated site to enable an appropriate access into the site. No additional houses proposed. |
| OS Grid Ref: | Site Size (ha): | Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently in agriculture use on upper section with woodland on the lower. The adjacent landuses are; SW/SE – Residential, NE/NW – Agricultural, Existing golf course located to NW and on the SE boundary of the site runs the Moulin Burn. The land rises to the north west with the lowest point of the site at the south east along the Moulin Burn. The lower section of the site beside the burn is currently woodland – some of which has been recently felled. The southeast section of the site is screened from surrounding residential properties given the existing woodland. In addition the existing woodland screens the northwest section of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Residential | Initial Officer Comments Relatively small scale extension to existing site in order to allow access | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Within the River Tay Catchment area. Watercourse runs along the eastern side of the proposed extension. | Check on OS map GIS Landuse layer Waste water drainage hotspots | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|--|---------------------------|
| | | | No effect on GWDTEs or waste water drainage hotspot. | Private water supplies (risk assessed) layer | | consents at the waste water treatment works. 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 | |
| | Can the option connect to the public foul sewer? | Water | Expected that connections will be available. | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability of river flooding from the watercourse to the east of the whole site and the waterbody to the west. High probability of surface water flooding from the same sources. Several other areas of high probability surface water flood risk to the west outwith the site. Also high risk from the watercourse to the east of the extension area. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of river and surface water flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There is ancient woodland adjacent to the site, to the south west. The Moulin Burn runs along the | GIS layers SAC/SPA/SSSI/ NNR/ | - | Conserve and enhance the ancient woodland. Evaluation and mitigation of any potential impact on the Tay | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | <p>eastern boundary of the site, and the Cuilc (waterbody) is to the west of the site. The Moulin Burn links the site to the River Tummel, part of the Tay SAC.</p> <p>There is a commercial plantation of coniferous woodland with some felling and substantial windblow at the eastern end of the site which has anecdotal evidence of red squirrels, some management is required that would improve this area. Located within Environmentally Sensitive Area. The coniferous nature of the existing woodland would be unlikely to be a constraint in terms of development and retaining local biodiversity.</p> | <p>TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | | <p>SAC, protected species, water quality and wider biodiversity.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out a Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>A tree survey and investigation of likely wildlife habitats should be carried prior to development to safeguard against any issues that may arise. The development of the site would provide scope to improve tree cover within the site including the appropriate use of mixed native planting within the site to enhance local biodiversity and to define the perimeter.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None known | GIS Layers for Geological Conservation Review sites, SSSI, and | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is mixed woodland outside the western boundary of the site, adjacent to the Cuilc that could be connected to the site by suitable planting. | GIS aerial map/OS map/site visit | - | <p>Provision of a landscape framework for development to conserve the amenity of the area.</p> <p>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.</p> | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Pitlochry Primary School and Pitlochry High School. There are capacity issues at Pitlochry Primary (at 80%) | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance of the wider site. Core path to the west of the wider site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. Opportunity to link to the core path to the west. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land. | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None known | GIS Layers for carbon richness (which shows whether there | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years (up to 2023) – site owner / controlled by a single developer | Check CFS form | ++ | n/a | ++ |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Part of the site is south east facing and part is south west facing. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Inclusion of the extension will allow developer to take access into the wider site which would otherwise be difficult due to the topography of the site. Previous comments: Access should be off Robertson Crescent with consideration of the Burn ensuring a set back of 6 metres between the road and watercourse. There is a good existing junction between Robertson Crescent and West Moulin Road for access and to absorb | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | | | additional traffic. Standard roads issues and guidelines would apply to the site. Transportation is supportive in principle subject to satisfactory details as above. Other issues to note would be the requirement for SUDS on the site to address issues of drainage and the requirement for street lighting within the site. In terms of public transport links the site is accessible to the Pitlochry town circular bus route which travels south on West Moulin Road allowing access to other services within the town. | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Pitlochry has good bus services, via the A9, and a railway station. Marked bus stop to east on circular bus route. Employment and local services in the settlement. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not within any zone | GIS layers for pylons, gas pipelines, scottish gas networks network rail | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Extension area is within the Ben Vrackie Special Landscape Area | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes and Supplementary Guidance, in particular ensuring high quality design of new housing and maintain | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | distinctive character of settlements. | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site is in the Highland Glens landscape character area but is on the edge of the existing settlement.</p> <p>Further along West Moulin Road the upper section of the site is clearly visible with any future development being visible entering Pitlochry from the north, on the A road. Parts of the site are also prominent in long views to Pitlochry from the south.</p> <p>The southeast section of the site is screened from surrounding residential properties given the existing woodland. In addition the existing woodland screens the northwest section of the site.</p> <p>The lower section of the site beside the burn is currently woodland, some of which has been recently felled. This lies between two existing residential areas.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Surrounding mature trees should be conserved as part of a network of wooded areas.</p> <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | Not within proximity of Green Belt | GIS layer greenbelt | n/a | n/a | n/a- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeological sites to the north outwith the site. Torrdarach Hotel, grade C(S) possibly visible to the south of the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|----------------------------|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | To the north west along Golf Course Road the woodland is still visible despite the topography and the upper section would be again be clearly visible from the north. However given the adjacent residential land use the visual impact of further residential properties is unlikely to be detrimental to the surrounding area. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check Call for Sites form | n/a | n/a | n/a |

TOMBRECK

| | | | |
|---|---|---|---|
| Site Name: Tombreck | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes | | Site History/Previous planning applications, existing local plan policies and proposals: Forms part of permaculture or agroforestry proposals for Tombreck Farm. No planning applications. |
| Settlement: Lawers | GIS Site Ref: MIR Site Ref: Tombreck 1 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside | Proposal for Tombreck to be designated as a Clachan through the previous call for sites. |
| OS Grid Ref: | Site Size (ha): 1.11 | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Group of agricultural buildings and houses at Tombreck to the south west. Access road along the western boundary. Otherwise surrounded by agricultural or open land. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – rough grazing | Proposed Use: Housing (affordable) | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Site is 6.5 miles from the nearest services and facilities and has limited public transport links so would be likely to create additional car traffic. Proposals for housing more appropriately assessed against existing LDP policies (Housing in the Countryside). | |

Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|--|---------------------------|
| | | | No impact on GWDTEs; not in a waste water drainage hotspot. Watercourse outwith the site to the west but some distance from the site. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | Existing private sewage treatment systems serves the existing buildings at Tombreck. | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Medium probability river flooding from the watercourse outwith the site some distance to the west. | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within 2km of the River Tay SAC to the south and the Ben Lawers SAC to the north. Within 2km of Ben Lawers National | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | Nature Reserve. | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is open grassland with no watercourses or woodland. Biodiversity and habitat value likely to be minimal. Most value likely to be from the watercourse to the west and area of trees to the north. | GIS aerial map/OS map/site visit | - | 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | the movement of species. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or adopted core paths but is understood to be adjacent to a proposed Lochtayside Way footpath and cycle path | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Potential for creation of employment in forestry and farming as part of the wider development proposals but not quantified at this stage | Check CFS form | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland LCA50k does not cover site so unknown whether prime soils affected. No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5 years of adoption (up to 2023) | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing. Land rises behind the site to offer some protection from prevailing winds | Check CFS form, aerial map and possibly site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - | Material assets and climatic | Access is from the A827 to the north and then a narrow single track road. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Road network capable of accommodating traffic generated? | factors? | | | | Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | No facilities within walking distance. Site is 6.5 miles from services and facilities in Killin and 10 miles from Kenmore. Bus services likely to be infrequent. Only the eastern most part of the site within 400m of a bus stop. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | -- |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Within the Loch Tay Special Landscape Area | GIS layers for NSA, and SLA | -- | Application of policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Existing landscape pattern is of scattered farmhouses and small villages. Site at a lower level than the A827 so unlikely to impact on views from the main road. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | - | Sensitive design to reduce risk of adverse impact from longer distance views. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---------------------------|---|--------------------------|--|---------------------------|
| | | | | Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

Perth and Kinross Council

Local Development Plan 2 SEA Environmental Report Appendix E Kinross (4)

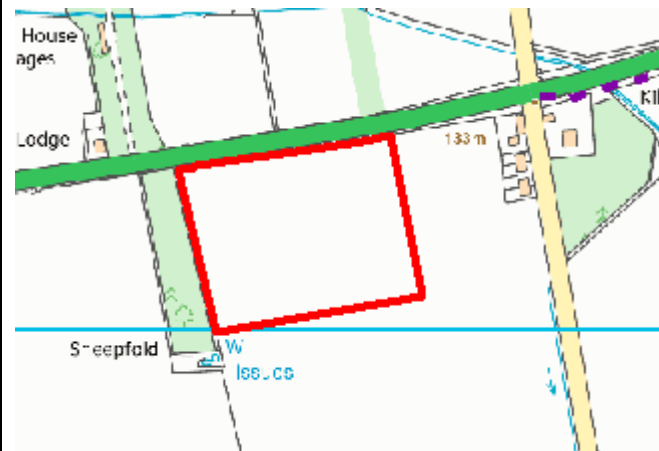
December 2015



BALADO

| | | | |
|--|--|--|--|
| Site Name: Balado1 | Source of site suggestion: Ballantyne partners who are the landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Residential development approved for 10 houses to east of this proposal 10/01143/FLL |
| Settlement: Balado | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Balado 1 | Outside or adjacent to a settlement boundary? Dislocated from Balado and the existing settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2.6 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Comprising fairly flat agriculture land bounded by woodland (outwith the site to the west). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Residential use for approximately 20 homes. | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Balado. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal. In any case the proposal is also considered inappropriate as the scale proposed is beyond Balado's specific needs, and changes the character of | |

| | | | |
|------------------|--|---|--|
| Agricultural use | | the area, plus the site is remote from the main settlement of Balado. | |
|------------------|--|---|--|



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Policy Water environment, (EP3A), Foul Drainage (EP3B), and Drainage within the Loch Leven Catchment (EP7) | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | - | N/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no relevant designations, or non-designated features or known protected species interests within this site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Drainage within the Loch Leven Catchment (EP7) | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|---|--------------------------|----------------------------|---------------------------|
| | | | However the site lies within the Loch Leven Catchment area. | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests within the site. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No it will not affect habitat connectivity. | GIS aerial map/OS map/site visit | 0 | n/a | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Kinross Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is potential for open space provision to be sought in accordance with CF1B. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. Also opportunity to connect to wider access network/core path network which exists at Balado junction. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | N/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The site lies within a 3.1 classification which is prime agricultural land and has no peat. | GIS Layers for carbon richness (which shows whether there is peatland), | -- | Reuse good soils locally | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Development could make use of open south facing elevations; and has woodland to the west which offers some protection from the prevailing winds | Check CFS form, aerial map and possibly site visit | + | Siting and design of buildings to take account of solar orientation. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority | | 0 | | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is not within easy access of services and facilities but lies relatively close to a bus stop (within 400 m walking distance). | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | none | - |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|----------------------------|---------------------------|
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designated sites within the site. | GIS layers for NSA, and SLA | 0 | n/a | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site lies outwith the settlement boundary but is adjacent to a permitted development of 10 homes. It is softened in most views by woodland/trees. However the scale of new development in this rural location is considered to be inappropriate. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | none | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | N/a | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|----------------------------|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | N/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is no cultural heritage asset within the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | N/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | It will not result in the opportunity to enhance or improve access. | | 0 | N/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes it would be compatible with houses permitted to the east and the woodland to the west as long as development is suitably set back from the woodland. | OS map and site visit | 0 | Set development suitably back from the woodland. | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | N/a | 0 |

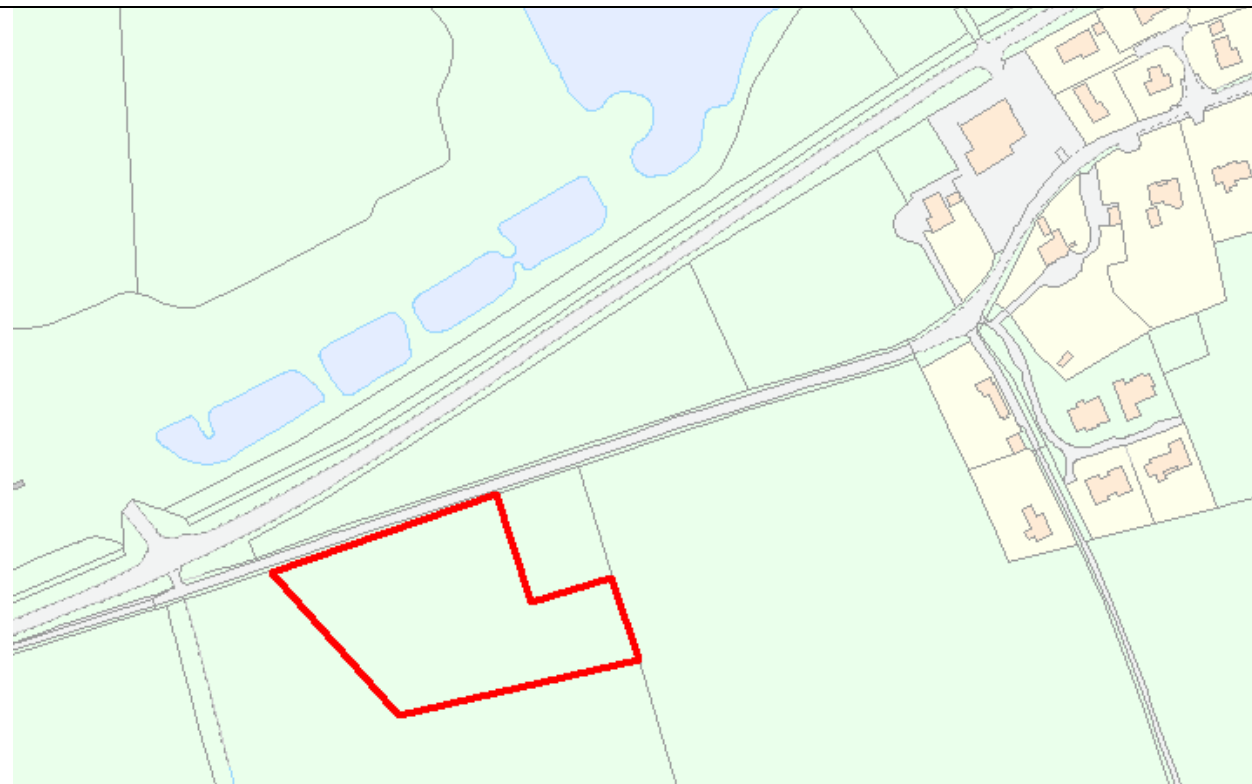
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
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| Site Name: Balado2 | Source of site suggestion: R T Hutton Planning consultancy on behalf of the George Lawrie landowner and Gordon Baillie Premier Properties Ltd | | Site History/Previous planning applications, existing local plan policies and proposals: This site lies adjacent to west of a residential development approved in principle (07/01226/IPM) and the current settlement boundary. |
| Settlement: Balado | GIS Site Ref: MIR Site Ref: 116 Pre-MIR Site Ref: Balado 2 | Outside or adjacent to a settlement boundary? Outside, adjacent to the west of the existing boundary. | |
| OS Grid Ref: 309556 702266 | Site Size (ha): 1.2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Comprising fairly flat agriculture land bounded by woodland (outwith the site to the north). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Residential use extending an existing residential allocation further east. | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Balado. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal. . Also the proposal is considered to be inappropriate because the scale | |

| | | | |
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| Agricultural use | | proposed (in addition to existing allocations/permissions) is beyond Balado's specific needs and would affect its character, and it is on prime agricultural land. The site is also currently open to the west so although framework planting to the west could help visually contain the proposal (this would take time to establish). | |
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | It is classified as having good quantitative and good groundwater chemistry. Poor by 2015 for quantity and good by 2015 for chemistry. | Check on OS map GIS Landuse layer | - | Policy Water environment, (EP3A), Foul Drainage (EP3B), and Drainage within the Loch Leven Catchment (EP7) | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | The watercourse is classified as status P, status designation pass. | Waste water drainage hotspots Private water supplies (risk assessed) layer | | | |
| | Can the option connect to the public foul sewer? | Water | Need feedback from SW but suggested that there is insufficient sewage capacity in this area for direct Scottish water mains connection | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No, although there is a low risk for surface water flooding outwith the site to the north | Check all the GIS Layers for flood risk | 0 | N/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no relevant designations, or non-designated features or known protected species interests related to this site. However the site it lies within the Loch Leven Catchment area. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay | - | Drainage within the Loch Leven Catchment (EP7) | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No it will not affect habitat connectivity. | GIS aerial map/OS map/site visit | 0 | n/a | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Kinross Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards education provision. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|----------------------------|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is potential for open space provision to be sought in accordance with CF1. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Policy CF1B | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | N/a | Check CFS form | 0 | N/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The site lies within a 3.1 classification which is prime agricultural land and has no peat. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Yes | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | the LDP timeframe? | assets | | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Development could make use of open south facing elevations; the site is fairly open to prevailing winds. | Check CFS form, aerial map and possibly site visit | 0 | Planting outwith the site to the west could in time provide a shelterbelt | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority. | | 0 | Existing road will be improved to the site entrance. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is not within easy access of main services and facilities which lie in Kinross but lies relatively close to a bus stop (within 400 m walking distance). | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Improved bus stop and safe crossing facilities (condition of 07/01226/IPM) | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | n/a | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | 0 | n/a | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site lies outwith the settlement boundary, is softened in view from the A977 by trees, and is open to views from the west. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Planting to the west of the site (but it is not established whether this is within the owners control) and it would take time to establish. | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | N/a | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | N/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | N/a | Check Zero Waste Plan | n/a | N/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|----------------------------|---------------------------|
| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | It will not affect any cultural heritage asset. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | N/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | It will not result in the opportunity to enhance or improve access. | | 0 | N/a | 0 |

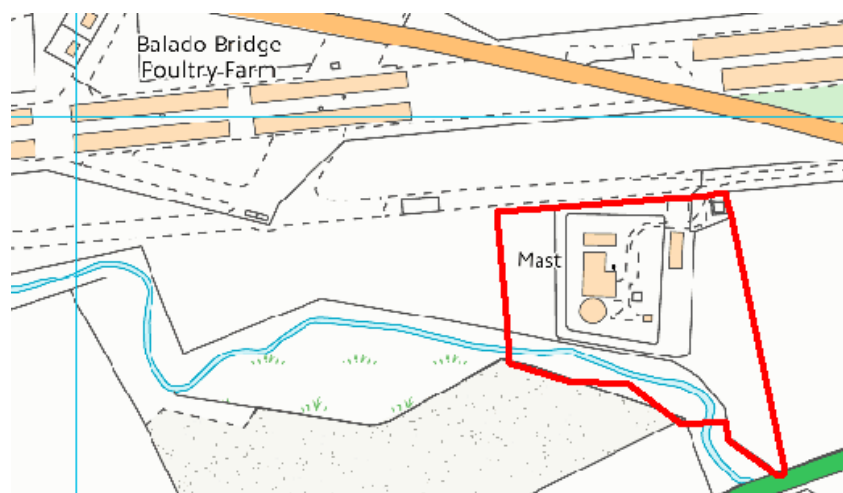
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|----------------------------|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It would be compatible with the residential allocation to the east; however it is close to Balado Sand and Gravel Quarry | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | | Check CFS form | 0 | N/a | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|---|--|--|
| Site Name: Balado 3 | Source of site suggestion: All landowners/interested parties identified/aware? | DM Hall Baird Lumsden Surveyors on behalf of the landowner Mr Robertson | Site History/Previous planning applications, existing local plan policies and proposals: Change of use of former MOD property to office accommodation approved 11.10.2010 (09/01686/FLL) relating to existing buildings at the base to Class 4 office use (the 2 buildings involved include the Administration Block and the Police Post to the north of the site) |
| Settlement: Balado | GIS Site Ref: MIR Site Ref: E35 Pre-MIR Site Ref: Balado 3 | Outside or adjacent to a settlement boundary? No | |
| OS Grid Ref: | Site Size (ha): 3.4 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Satellite ground navigation station (golf ball) comprising of buildings and football/rugby pitch and other amenity land. It is a fairly flat site with a watercourse running along the southern edge of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield site - former MOD site | Proposed Use: Mixed Use residential/tourism | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Balado. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal. The site is not suitable for residential/ tourism/leisure development; it has been identified for employment uses as this would be compatible with existing neighbouring uses. The site | |

| | | | |
|--|--|--|--|
| | | <p>lies within 400m of an active sand and gravel quarry to the west. The site is also within 200m of two poultry farms and 300 metres from another, each of which lay to the north.</p> <p>Pollution from Agricultural Activity paragraph 13.14 states 'When designing new buildings, consider their siting in relation to residential accommodation, and avoid sites within 400m of such developments.'</p> | |
|--|--|--|--|



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>A watercourse runs through the southern edge of the site.</p> <p>It is classified as having good quantitative and good groundwater chemistry. Poor by 2015 for quantity and good by 2015 for chemistry.</p> <p>The watercourse is classified as status P, status designation pass.</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | No culverting (EP3D) and development will need to be set back from the watercourse | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it is already connected to the public sewerage system. | GIS Layer for existing network | 0 | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The southern part of the site lies within medium probability area for river flood risk. A FRA will be required to establish the developable area of the site. | Check all the GIS Layers for flood risk | - | Flood risk assessment required to establish the developable area of the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal | Bio flora and | There are no relevant designations, | GIS layers | 0 | No culverting (EP3D) and development will need to be | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | affect biodiversity, flora and fauna interests? | fauna | or non-designated features or known protected species interests related to this site. | SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | set back from the watercourse | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | A watercourse runs through the southern edge of the site. | GIS aerial map/OS map/site visit | 0 | No culverting (EP3D) and development will need to be set back from the watercourse | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Kinross Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards education provision if the proposal includes mainstream housing as opposed to holiday or housing for elderly people. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is potential for open space provision to be sought in accordance with CF1. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Policy CF1B | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | The proposal is a mixed use proposal including tourism so it has some potential to create employment opportunities | Check CFS form | 0 | Require a broader mix of uses to include class 4 uses | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and | Brownfield and greenfield | GIS aerial map/site visit | + | Consider retention of Radar housing, consider the appropriate extent of the site | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | Soils | | | | (this is a proposed expansion of the LDP E35 site to the east) | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The site lies within a 3.2 classification which is just out with the prime agricultural land and has no peat. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Development could make use of open south facing elevations; the site is fairly open to prevailing winds. | Check CFS form, aerial map and possibly site visit | 0 | Considering potential for planting along the watercourse could potentially provide some shelter | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority | | 0 | | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is not within easy access of services and facilities but lies close to a bus stop which provides a connection. | GIS layer for bus stops has a 400m buffer so you can see | - | n/a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|----------------------------|---------------------------|
| | | | | <p>if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | n/a | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | 0 | n/a | 0 |
| | Does the proposal support a designated National Planning | Material Assets | No, the proposal is contrary to TAYplan spatial strategy. | Check NPF3 and TAYplan | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|-----------------------------------|--|--|--------------------------|---|---------------------------|
| | Framework national priority or a site identified in the Strategic Development Plan? | | | SDP | | | |
| | Will the site make use of existing buildings? | Material Assets | Possibly | GIS aerial map/site visit | 0 | Consider retention of Radar housing | +? |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It will not affect any landscape designated sites. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is highly visible site from the A977. The golf ball is a very distinctive landmark feature in the landscape. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Consider whether the golf ball can be kept. Consider potential for woodland planting associated to the watercourse | + |
| | Will the proposal have an adverse impact on the integrity | Popl and human health or material | N/a | GIS layer greenbelt | 0 | N/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | of the greenbelt? | assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | N/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | N/a | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | It includes the radio station/satellite ground terminal/golf ball and is part of the wider Balado Bridge airfield/RAF Balado site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Consider whether the golf ball can be kept. Archaeological assessment required? | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | It includes the radio station/satellite ground terminal/golf ball and is part of the wider Balado Bridge airfield/RAF Balado site but there may be little scope to keep existing buildings in any redevelopment. | | 0 | Consider whether the golf ball/ interpretation information of its previous use can be kept. | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | No the site lies within 400m of an active sand and gravel quarry to the west. The site is also within 200m of two poultry farms and 300 metres from another, each of which lay to the north. Pollution from Agricultural Activity paragraph 13.14 states ‘When designing new buildings, consider their siting in relation to residential accommodation, and avoid sites within 400m of such developments.’ | OS map and site visit | -- | The site is not suitable for residential/ tourism/leisure development; it has been identified for employment uses as this would be compatible with existing neighbouring uses. | -- |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Marketability due to neighbouring uses | Check CFS form | -- | Restrict to employment uses | -- |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The

second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| ++ | + | 0 | - | -- |
|------------------------|----------|---------|---------|-----------------------|
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|--|--|--|
| Site Name: Balado E35 | Source of site suggestion: Existing LDP site which no longer benefits from planning permission | | Site History/Previous planning applications, existing local plan policies and proposals: Change of use of former MOD property to office accommodation approved 11.10.2010 (09/01686/FLL) relating to existing buildings at the base to Class 4 office use (the 2 buildings involved include the Administration Block and the Police Post to the north of the site). E35 allocation in the LDP for general employment use with site specific requirements for consideration of retention of Radar housing and for Flood Risk Assessment. |
| Settlement: Balado | GIS Site Ref: MIR Site Ref: E35 Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? No | |
| OS Grid Ref: 309474 702907 | Site Size (ha): 3.4 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Satellite ground navigation station (golf ball) comprising of buildings and football/rugby pitch and other amenity land. It is a fairly flat site with a watercourse running along the southern edge of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield site - former MOD site | Proposed Use: General employment uses | Initial Officer Comments As a brownfield site, it should be supported for reuse. The site is not suitable for residential/ tourism/leisure development; it has been identified for employment uses. This would be compatible with existing neighbouring uses (the site lies within 400m of an active sand and gravel quarry to the west and within 200m of two poultry farms and 300 metres from another, each of which lay to the north.) | |



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↑ Scale:
1:5,000

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. A watercourse runs through the southern edge of the site. It is not in a waste water drainage hotspot. Could it impact on public water supplies? (awaiting comment from Scottish Water) | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | No culverting (EP3D) and development will need to be set back from the watercourse Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it is already connected to the public sewerage system. | GIS Layer for existing network | + | Policy EP3B | + |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The southern part of the site lies within medium probability area for river flood risk. A FRA will be required to establish the developable area of the site | GIS Layers for flood risk | - | Flood risk assessment required to establish the developable area of the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no relevant designations, or non-designated features or known protected species interests related to this site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | No culverting (EP3D) and development will need to be set back from the watercourse | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | A watercourse runs through the southern edge of the site. | GIS aerial map/OS map/site visit | 0 | No culverting (EP3D) and development will need to be set back from the watercourse | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Kinross Primary school to cope with the projected growth; however the proposal is for employment uses so will not impact on this. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is potential for open space provision to be sought in accordance with CF1. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Policy CF1B | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | The allocation is for general employment so it has some potential to create employment opportunities | Check CFS form | 0 | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield and greenfield | GIS aerial map/site visit | + | Consider retention of Radar housing | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | The site lies within a 3.2 classification which is just out with the prime agricultural land and has no peat content. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Development could make use of open south facing elevations; the site is fairly open to prevailing winds. | Check CFS form, aerial map and possibly site visit | 0 | Considering potential for planting along the watercourse could potentially provide some shelter from prevailing winds | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Access road would need to be to the satisfaction of the Council as Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is not within easy access of services and facilities but lies close to a bus stop which provides a connection. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active | - | n/a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|----------|---|--------------------------|--|---------------------------|
| | | | | travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | n/a | GIS layers for pylons, gas pipelines, network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS and site visit | 0 | n/a | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | n/a | Check NPF3 and TAYplan SDP | 0 | n/a | 0 |
| | Will the site make use of | Material | Possibly | GIS aerial | 0 | Consider retention of Radar | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|--|---------------------------|
| | existing buildings? | Assets | | map/site visit | | housing | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It will not affect any landscape designated sites. | GIS layers for NSA, LLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is highly visible site from the A977. The golf ball is a very distinctive landmark feature in the landscape. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Consider whether the golf ball can be kept. Consider potential for woodland planting associated to the watercourse. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | N/a | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and | Material Assets and | N/a | GIS layer for waste | 0 | N/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | could therefore compromise the waste handling operation? | Human Health | | management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | N/a | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | It includes the radio station/satellite ground terminal/golf ball and is part of the wider Balado Bridge airfield/RAF Balado site. | GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site Vlsit | 0 | Consider whether the golf ball can be kept. Archaeological assessment required? | + |

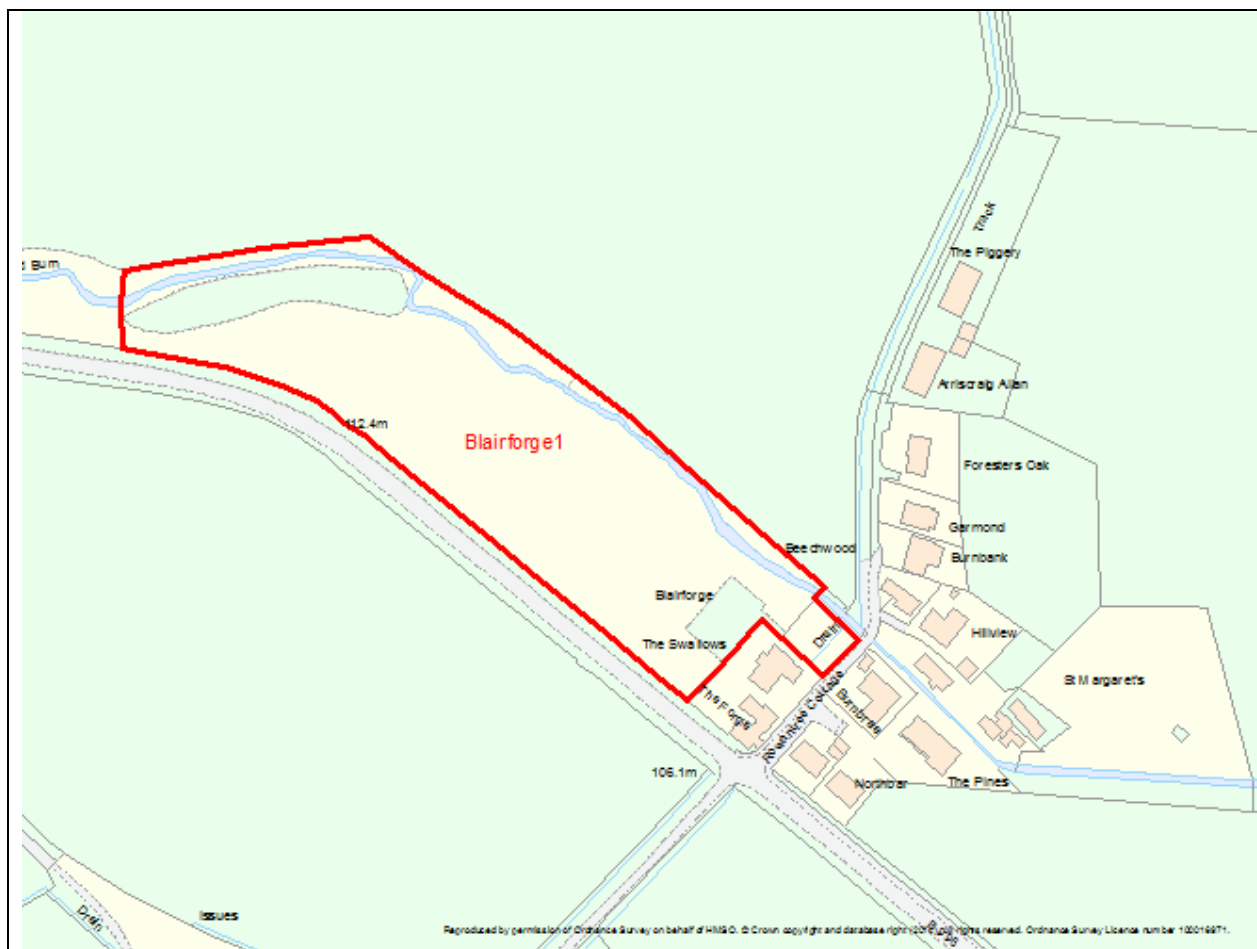
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | It includes the radio station/satellite ground terminal/golf ball and is part of the wider Balado Bridge airfield/RAF Balado site but there may be little scope to keep existing buildings in any redevelopment. | | 0 | Consider whether the golf ball/ interpretation information of its previous use can be kept. | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | <p>Yes the site lies within 400m of an active sand and gravel quarry to the west. The site is also within 200m of two poultry farms and 300 metres from another, each of which lay to the north.</p> <p>Pollution from Agricultural Activity paragraph 13.14 states ‘When designing new buildings, consider their siting in relation to residential accommodation, and avoid sites within 400m of such developments.’</p> <p>Allocation is for general employment uses so these would be compatible.</p> | OS map and site visit | 0 | The site is not suitable for residential/ tourism/leisure development; it has been identified for employment uses as this would be compatible with existing neighbouring uses. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Marketability issues? due to neighbouring uses | Check Call for Sites form | - | Restrict to employment uses | - |

BLAIRFORGE

| | | | |
|---|--|--|---|
| Site Name: Blairforge1 | Source of site suggestion: All landowners/interested parties identified/aware? Shand Architecture on behalf of the landowner Mrs E Nelson. | | Site History/Previous planning applications, existing local plan policies and proposals: There is currently no settlement boundary for Blairforge. The proposal was considered in LDP it was not an identified settlement so considered that it was more appropriately assessed against housing in the countryside policy and supplementary guidance. Resisted through previous LDP, and reporter agreed with Council's position. |
| Settlement: Blairforge1 | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairforge 1 | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: 313841 696343 | Site Size (ha): 1.9 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open to the north and west but bounded by the Kinnaird burn, and bounded by the B996 to the south and the existing properties in Blairforge to the east. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Vacant unused and it is suggested that it is brownfield having been previously used to deposit road planning from the nearby B9097. However there has been no built development on this site. | Proposed Use: Residential | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. Blairforgge is not considered to be a suitable location for significant new development as there are no services within easy active travel distance and therefore there is no settlement boundary identified in the LDP for it. | |

| | | | |
|--|--|---|--|
| | | In any case there are also site specific concerns relating to possible loss of trees along the southern boundary and relating to the size and scale of the proposal, and to maintaining an appropriate rural character to the area. | |
|--|--|---|--|

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | No there is no public drainage system to connect to. | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Significant areas of SEPA surface water flood risk to the north of the site. The developable area will be affected by flooding issues. | Check all the GIS Layers for flood risk | -- | Requirement for a DIA and for design and layout to reflect its outcomes. Apply policy EC3 re SUDs | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No Cleish primary school is already over capacity. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. Create a path network alongside the Kinnaird burn for the community. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Possibly as houses will be designed to encourage home working with studio/offices | Check CFS form | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or | Material | Greenfield | GIS aerial | - | Greenfield | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | brownfield land? | Assets and Soils | | map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content but it is prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Reuse soils locally. Deal with contamination issues from previous use of the site. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing slope and aspect but is relatively open to prevailing winds. | Check CFS form, aerial map and possibly site visit | - | Design and layout to maximise opportunities for solar gain. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority | . | 0 | | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Partially lies within 400 m of an existing bus stop, but the primary school is in Cleish, and there are no local facilities within easy active | GIS layer for bus stops has a 400m buffer so you can see | -- | Smaller site/limited housing | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | travel distance. The scale of development may not be sustainable for housing in the countryside given the size of the site. | if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Yes the northern part of the site is within a Scottish Gas Pipeline band or interest | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | - | Requirement to consult on pipeline issue and limit development accordingly | 0 |
| | Does the proposal support a designated National Planning | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating | Check NPF3 and TAYplan | -- | There is no significant wider benefit to justify allocation of this proposal however a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| | Framework national priority or a site identified in the Strategic Development Plan? | | development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. | SDP | | small proposal could be considered under the Councils Housing in the Countryside policies. | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It lies within the Loch Leven and Lomond Hills SLA and there is woodland within the Scottish natural woodland inventory. | GIS layers for NSA, and SLA | - | Retain woodland within the SNWI to the north of the site | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The scale of the site identified suggests that the level of development would be inappropriate, and out of character | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Reduce the size and scale of the proposal, and ensure appropriate rural character of development. | 0 |
| | Will the proposal have an | Popl and | No | GIS layer | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | adverse impact on the integrity of the greenbelt? | human health or material assets | | greenbelt | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The forge is a listed building to the south of the site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology | - | Need to respect the setting of the listed building and the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

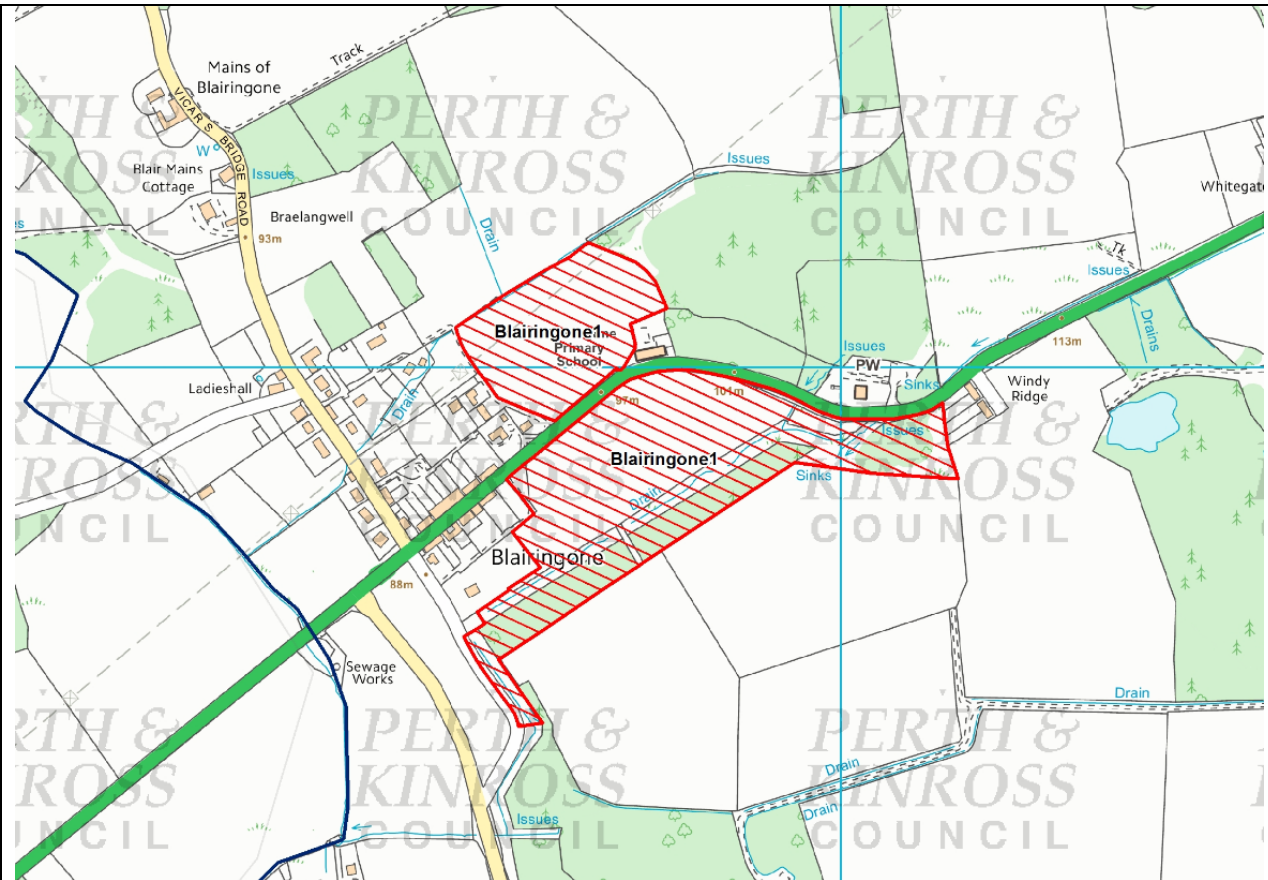
| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

BLAIRINGONE

| | | | |
|---|--|---|--|
| Site Name: Blairingone1 | Source of site suggestion: All landowners/interested parties identified/aware? Holder Planning on behalf of the landowner Johnny Stewart (northern site) and Mr James Manclark (southern site) | | Site History/Previous planning applications, existing local plan policies and proposals: This proposal is partially within a current housing allocation H74 and partially outwith the settlement boundary for Blairingone. |
| Settlement: Blairingone | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairingone1 | Outside or adjacent to a settlement boundary? Partially inside and outwith the existing settlement boundary. | |
| OS Grid Ref: 2982 6968 | Site Size (ha): 10.4 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Consists of relatively flat agricultural land with a burn and some woodland to the south, the A977 running through the middle, with the local primary school lying to the immediate east. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Currently in agricultural use | Proposed Use: Residential development | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. This may be a suitable site (if scale of development is still restricted to 30 homes within the LDP period) as it: fits with the pattern of development and comfortably within the landscape contained by a burn and woodland to the south, is easily serviced, and offers opportunity to address local issue if it | |

| | | | |
|--|--|--|--|
| | | <p>can help sustain the primary school, and address the traffic issues on the A977. However it is beyond the scope of this MIR to explore delivery of sites and the traditional model may not work in Blairingone therefore the preferred option the MIR proposes is for the Council to work with the community and landowners to develop a community plan which, subject to evidence of compatibility with Scottish Planning Policy and TAYplan, viability, and the results of the Strategic Environmental Assessment would be adopted as Statutory Supplementary Guidance to replace the current Blairingone settlement section of the adopted Plan.</p> | |
|--|--|--|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | No culverting, and restoration of watercourses that have been previously diverted (EP3D) And development should be set back from the watercourse. Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but an upgrade to the WWTW will be required. | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is no SEPA flood risk identified within the site. | Check all the GIS Layers for flood risk | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and | Bio flora and | There is a burn and woodland to the | GIS layers | - | Survey required of woodland. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | fauna interests? | fauna | south of this site. | SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | Retention of woodland in line with policy NE2. Setback development from the burn. Retain important trees and provide appropriate planting, set development sufficiently back from existing and proposed woodland Conservation of the burn and its banks and wider biodiversity and to provide open space adjacent to the burn to enhance its landscape and biodiversity interest | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly due to watercourse and woodland within the site. | GIS aerial map/OS map/site visit | 0 | Survey required of woodland. Retention of woodland in line with policy NE2. Setback development from the burn. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | <p>Retain important trees and provide appropriate planting, set development sufficiently back from existing and proposed woodland</p> <p>Conservation of the burn and its banks and wider biodiversity and to provide open space adjacent to the burn to enhance its landscape and biodiversity interest</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is sufficient capacity in Blairingone Primary school to cope with the projected growth and more development could help sustain this facility. | GIS Layers for school catchments | ++ | n/a | ++ |
| | To what extent will the proposal affect the quality and quantity | Popl and human health | | GIS layers for core paths | 0 | Application of Policy CF1B ensures appropriate provision | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it can be delivered within the LDP timeframe. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect and there is some woodland to the south. | Check CFS form, aerial map and possibly site visit | - | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | In accordance with the Roads Authority | | - | Potential for traffic calming measures on the A977 should be considered | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There is no longer an operational bus service however the site lies within close proximity of the primary school. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There are no known constraints of this nature apart from the pylons which run through the northern edge of the site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail | - | There will be no built development in the area affected by the pylons. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|----------------------------|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No, the proposal is contrary to TAYplan spatial strategy | Check NPF3 and TAYplan SDP | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It will not affect any designated sites. | GIS layers for NSA, and SLA | 0 | | 0 |

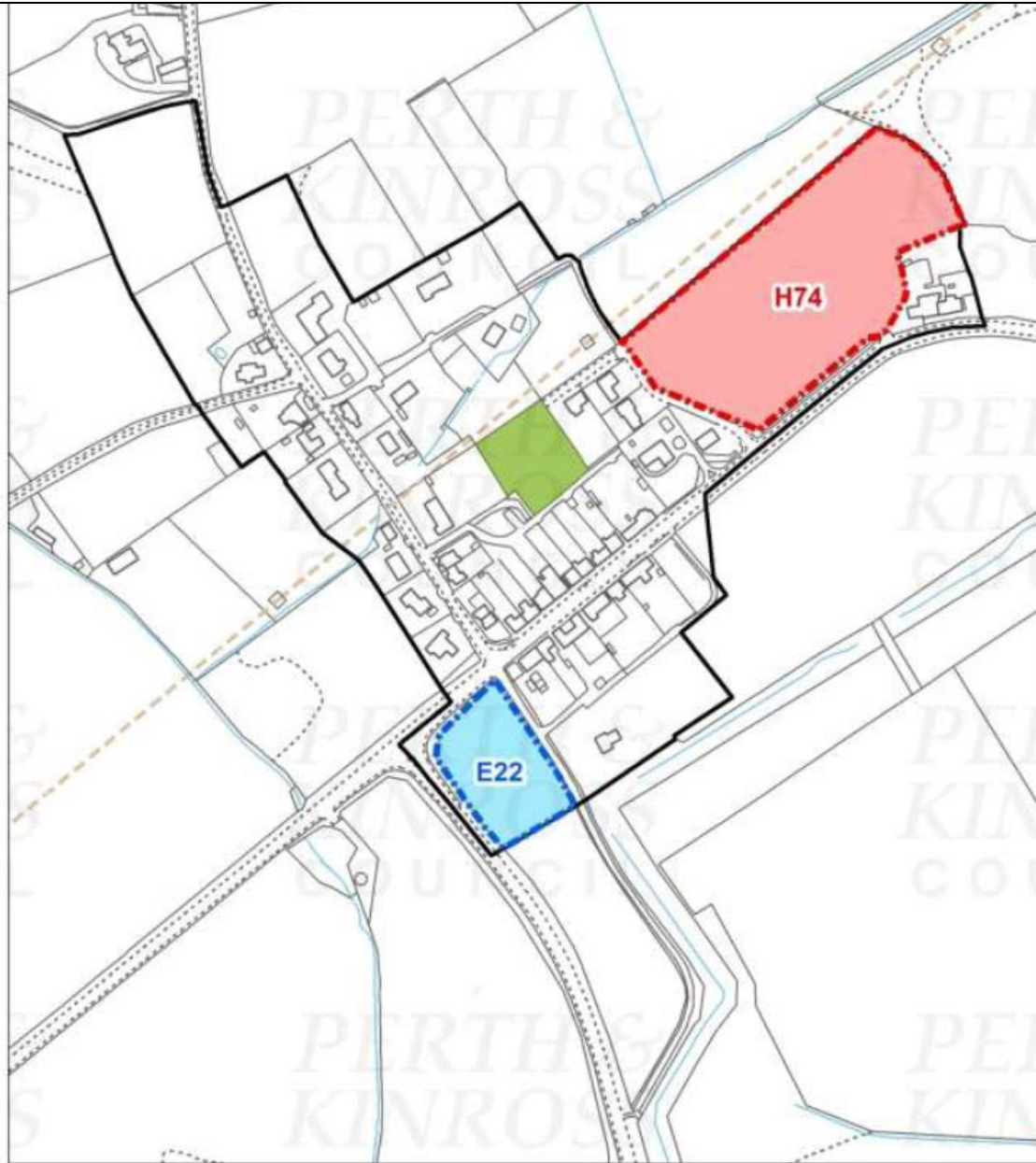
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies within the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study identifies this land to north as: being visually contained if confined to lower slopes; would detract from linear form but fit within infilled areas to south; and forms part of the village setting.</p> <p>Similar observations regarding settlement pattern are made for the southern part and that this land is prominent from the A977 descending from the church which would require further mitigation if to be screened from bypass</p> <p>The site has some mature trees on the southern boundary which help contain the site but which may be at risk from any potential bypass line.</p> | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Retain important trees and provide appropriate planting, set development sufficiently back from existing and proposed woodland. Conservation of the burn and its banks and wider biodiversity and to provide open space adjacent to the burn to enhance its landscape and biodiversity interest. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|----------------------------|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no features that would be affected by this proposal. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | There are no features that would be affected by this proposal. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites potential residential development would be compatible with the nearby residential areas and the primary school | OS map and site visit | - | | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Ground conditions and marketability may limit viability/development by traditional delivery methods | Check CFS form | -- | The Council to work with the community and landowners to develop a community plan which, subject to evidence of compatibility with Scottish Planning Policy and TAYplan, viability, and the results of the Strategic Environmental Assessment would be adopted as Statutory Supplementary Guidance to replace the current Blairingone settlement section of the adopted Plan | - |

| | | | |
|---|--|---|--|
| Site Name: Blairingone H74 | Source of site suggestion: Existing LDP site added by the Reporter so full assessment was not completed last time. | | Site History/Previous planning applications, existing local plan policies and proposals: Within a current housing allocation H74 |
| Settlement: Blairingone | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairingone H74 | Outside or adjacent to a settlement boundary? Inside the settlement boundary | |
| OS Grid Ref: 2982 6968 | Site Size (ha): 2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Consists of relatively flat agricultural land with the existing the local primary school and woodland lying to the immediate east with the A977 to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Currently in agricultural use | Proposed Use: Residential development | Initial Officer Comments This is a suitable site as it: fits with the pattern of development and comfortably within the landscape contained by the woodland to the east and the village to the west, is easily serviced, and offers opportunity to address local issue of need to sustain the primary school, and possibly help address any traffic issues on the A977. | |

Insert Location Plan



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Scale:
1:4,000

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. It is not in a waste water drainage hotspot. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity – it is understood that an upgrade will be required) | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | There is no SEPA flood risk identified within the site. | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There is woodland to the east of this site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Survey required of woodland. Set development sufficiently back from existing woodland | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly due to woodland to the east of the site. | GIS aerial map/OS map/site visit | 0 | Survey required of woodland. Retention of woodland in line with policy NE2. Set development sufficiently back from existing woodland | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is sufficient capacity in Blairingone Primary school to cope with the projected growth and more development could help sustain this facility. | GIS Layers for school catchments | ++ | n/a | ++ |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment | Population | The site is proposed for solely residential purposes. | Check CFS form | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The site was previously used for mining. | GIS aerial map/site visit | - | | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soils and it does not lie within prime agricultural land. There were coal mining activities in the past and an assessment was carried out. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Updated ground condition investigations will be required. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is unclear due to ground conditions whether this site is viable. | Check CFS form | -- | | -- |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect and there is some existing development to the west and southwest which could provide some limited shelter from prevailing winds. | Check CFS form, aerial map and site visit | 0 | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | | | - | Access road would need to be to the satisfaction of the Council as Roads Authority. Potential for traffic calming | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | generated? | | | | | measures on the A977 should be considered | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There is no longer an operational bus service however the site lies within close proximity of the primary school. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There are no known constraints of this nature apart from the pylons which run through the northern edge of the site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | - | There will be no built development in the area affected by the pylons. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | Check for pylons on OS and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It will not affect any designated sites. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies within the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study identifies this land to north as: being visually contained if confined to lower slopes; would detract from linear form but fit within infilled areas to south; and forms part of the village setting.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> | + | Set development sufficiently back from existing woodland. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | n/a | | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no features that would be affected by this proposal. | GIS layers Listed building, SMS, Conservation Areas, Gardens and Designed Landscape Battlefields, | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | There are no features that would be affected by this proposal. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites potential residential development would be compatible with the nearby residential areas and the primary school | OS map and site visit | - | | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are known constraints. It is unclear due to ground conditions whether this site is viable. | Check CFS Sites form | -- | | -- |

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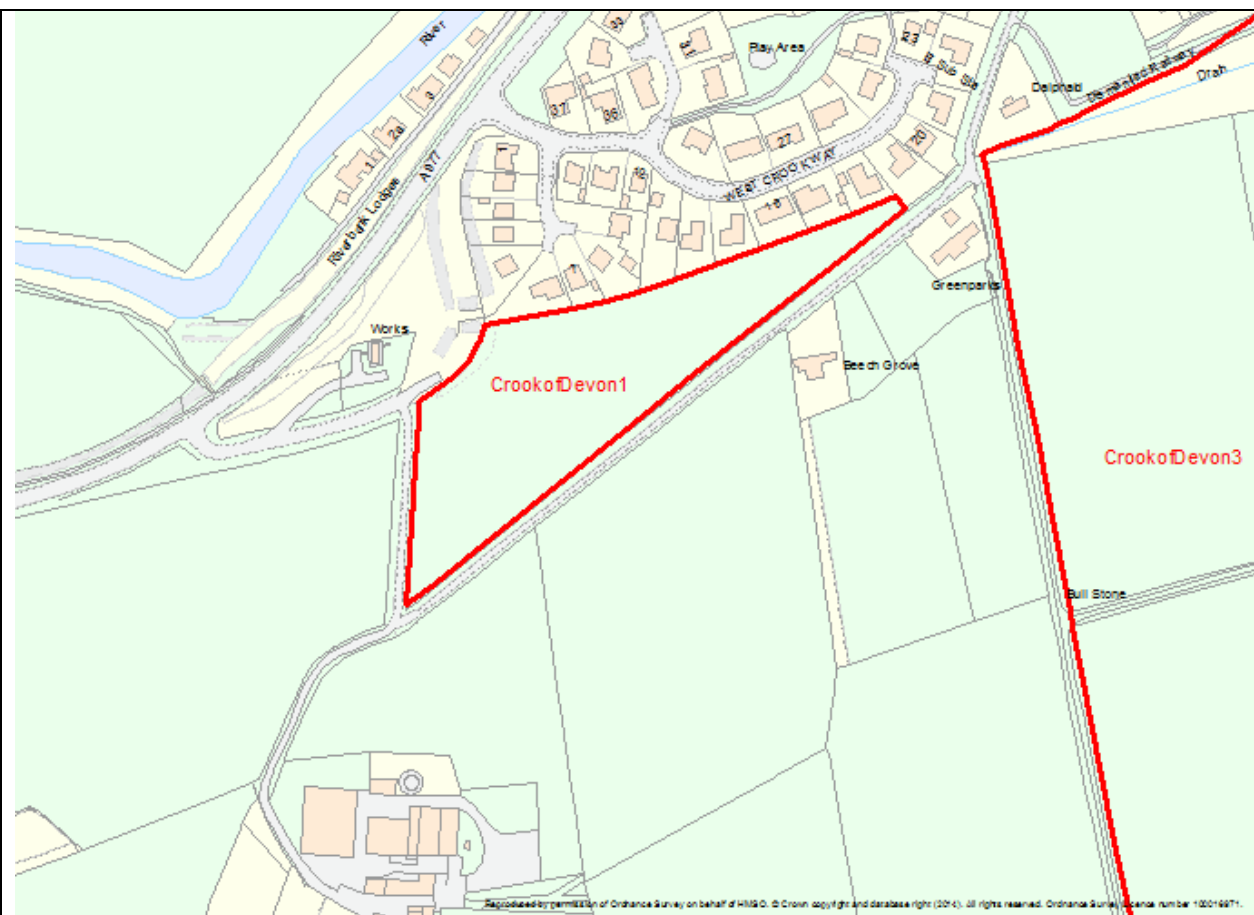
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|---|--|--|--|
| Site Name: Crook of Devon 1 | Source of site suggestion: All landowners/interested parties identified/aware? Tullibole Developments | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary. |
| Settlement: Crook of Devon | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: part of Crook of Devon 2 (but just land north of the railway) | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: | Site Size (ha): 1.1 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is triangular and bounded by the rear gardens of the houses on West Crook Way, private access road to Hairlaw Farm and the old unadopted road to Harelaw Farm. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): It is the residual element of the Glebe land of the Fossoway St Serfs Devonside church and comprises a single fallow field. | Proposed Use: Housing | Initial Officer Comments There are 2 proposals suggested on this land, the proposal for a manse and community carparking has not been assessed as this is properly assessed against the policies of the LDP and would not result in an allocation in the LDP. However the proposal for residential assessment could potentially be an allocation in the LDP and therefore needs to be assessed. LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main | |

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| | | <p>settlements whilst allowing limited development in other areas.</p> <p>There are already sufficient housing opportunities within Crook of Devon. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal.</p> <p>There are also landscape and visual settlement form impacts associated to this proposal, and potential for odour nuisance from the nearby sewerage works.</p> | |
|--|--|--|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to any capacity issues in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Significant areas of SEPA surface water probability to north and west of the site. The landowner states that remedial drainage works are underway in the | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | field opposite the garage. The developable area will be affected by surface water issues. | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It will not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | Retention of trees where possible and compensatory planting if necessary. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | There are some trees bounding the site. | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Yes the current spare capacity of Fossoway primary is limited. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce | Population | No | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | employment land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing aspect but is relatively open and lacking in shelter. | Check CFS form, aerial map and possibly site visit | - | Design and layout to maximise opportunities for solar gain and shelter planting to the south and west. | 0 |
| | Vehicular Access constraints or opportunities - | Material assets and climatic | | . | 0 | Delivered in accordance with the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Road network capable of accommodating traffic generated? | factors? | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Partially lies within 400 m of an existing bus stop, but the primary school is at the opposite end of the village. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. This means that the justification for any new site has to be about delivering benefits and it is considered that there are no wider benefits to this proposal. | Check NPF3 and TAYplan SDP | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that | Landscape | The David Tyldesley and associates | Check existing | -- | A strong landscape framework | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | development does not exceed the capacity of the landscape to accommodate it? (see notes) | | Landscape Capacity Study does not identify this as land with development potential it identifies this as a sensitive edge of the settlement with important landscape features or views beyond it. The open fields here are considered to give a strong rural character and it is identified as conspicuous land on prominent slopes. | LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | provided by planting to the southern and western edges would help contain the site better. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby however the western end of the site lies close to the sewage works and so part of this area will need to be left as a suitable buffer. | OS map and site visit | - | The nearest property on West Crook Way is c. 38 metres from the sewage works and a similar buffer zone distance can be defined in relation to the site. Possible requirement for an | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | odour assessment to assess impact and other mitigation measures such as planting could be considered through the planning application process. | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Potentially marketability given proximity to the sewerage works | Check CFS form | - | | - |

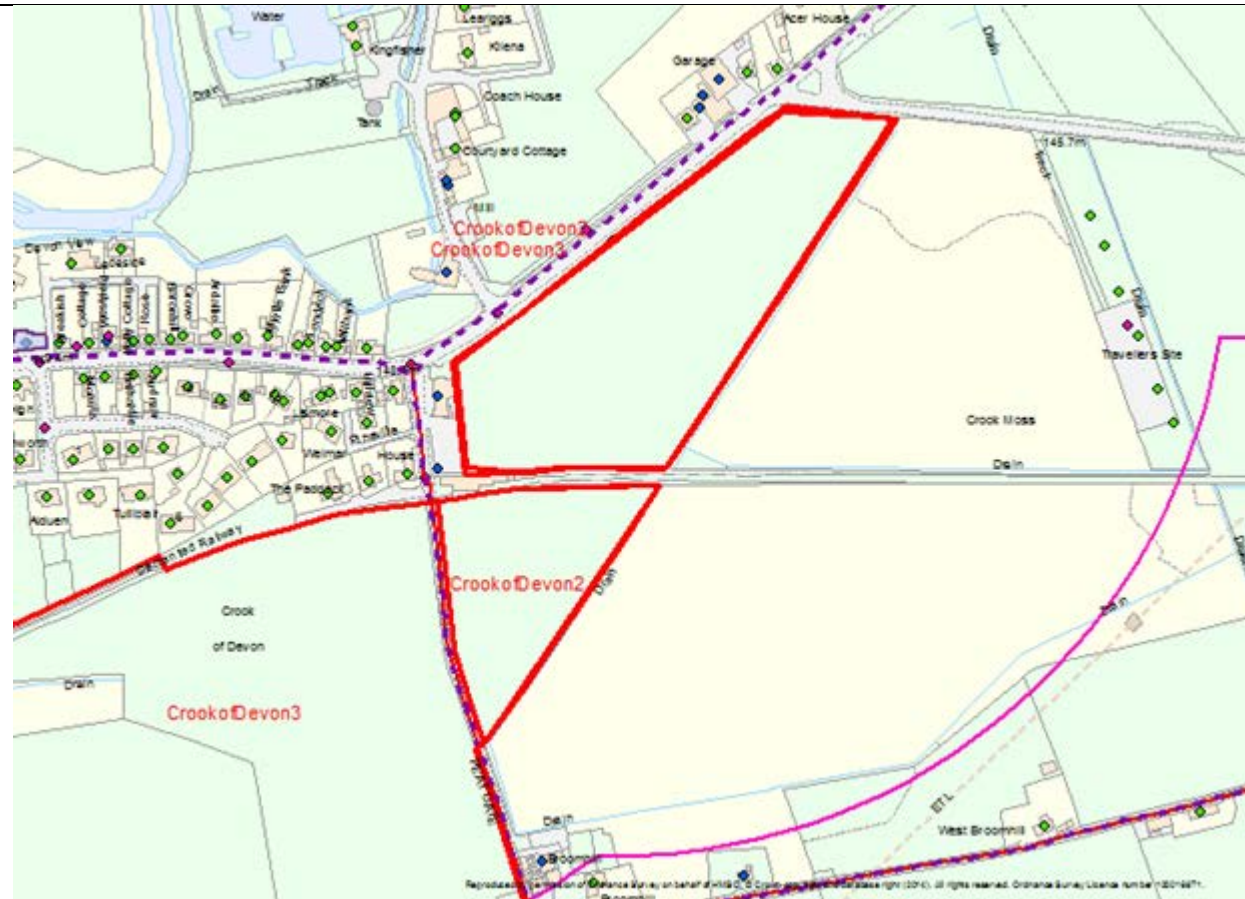
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|---|--|
| Site Name: Crook of Devon 2 | Source of site suggestion: All landowners/interested parties identified/aware? Suggested by Newbigging partnership of Harelaw Farm | | Site History/Previous planning applications, existing local plan policies and proposals: This site was previously considered through the adopted LDP and the Reporter backed the Council's decision to exclude this site stating that "The development of the substantial open field to the east of the village hall would erode the countryside gap between Crook of Devon and the outlying hamlet of Drum, and would be prominent on the approach to the village from the east. Even if there were a need for further housing in the village this site would not be suitable." |
| Settlement: Crook of Devon | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Crook of Devon 2 | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 303510 700037 | Site Size (ha): 4.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Bounded to the west by the A977 and the village hall, to the north by the B9097, to the east by the woodland of the Crook Moss, and to the south. There is potential for a layout which makes most of south/north aspect and run parallel to the A977 and there is some shelter from existing woodland/ settlement to the east and west respectively. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped, pasture used for grazing. | Proposed Use: Housing | Initial Officer Comments As per TAYplan "LDPs can provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement....provided that the development genuinely contributes to the outcomes of this Plan and meets specific local needs or supports regeneration of the respective settlement." In this case there is merit in considering this site to see whether it can deliver benefit in terms of supporting public drainage improvements and potentially junction/pedestrian safety | |

| | | | |
|--|--|--|--|
| | | <p>improvements.</p> <p>However there is concern that this level of development (approximately 100+ homes) in a non-tiered settlement would still be contrary to the TAYplan spatial strategy regardless of the wider benefits it could secure. There are already sufficient housing opportunities available within Crook of Devon. There are also significant landscape, settlement pattern/form, along with surface water issues associated to the development of this site.</p> | |
|--|--|--|--|

Insert Location Plan (just Crook of Devon 2)



Insert Photographs if available

| |
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Identified in the landscape capacity study as physically constrained due to wetlands within site.</p> <p>Also areas of SEPA surface water probability to north and west of the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS</p> <p>It is likely that the developable area will be affected by surface water issues.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but there are capacity issues in the public drainage network | GIS Layer for existing network | -- | <p>Policy EP3B</p> <p>This proposal could be the growth project that leads to public drainage improvements.</p> | 0 |
| | Is the site thought to be at risk of flooding or could its | Water, Climatic | Significant areas of SEPA surface water probability to north and west | Check all the GIS Layers for | -- | Drainage impact assessment required at the planning | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | development result in additional flood risk elsewhere? | Factors and Human Health | of the site. The landowner states that remedial drainage works are underway in the field opposite the garage. | flood risk | | application stage to define area at risk and appropriate detailed layout and levels and SUDS It is likely that the developable area will be affected by surface water issues. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Whilst the majority of Crook of Devon is outwith the catchment this site lies within the Loch Leven catchment.. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Policy EP3B Crook of Devon was previously screened out from HRA as it is largely outwith the Local Leven Catchment. Although this site lies within the catchment it is being included to help secure public drainage improvements and therefore it is anticipated that it would have a neutral impact and potentially beneficial impact as there are existing properties that cannot secure connection to the mains drainage at the moment. Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | ensure no adverse effects on Loch Leven SPA. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is improved pasture. It will not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | At planning application stage ensure sufficient setback from the woodland to the east of the site. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on | | Yes the current spare capacity of | GIS Layers for | - | Proportional developer | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|---|---------------------------|
| | local/community facilities and infrastructure (see notes) | | Fossway primary is limited. | school catchments | | contributions will be sought towards primary education provision. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing aspect by running parallel with the A977 to the north, and there is some woodland to the south, and housing to the west which could provide some shelter. | Check CFS form, aerial map and possibly site visit | 0 | Design and layout to maximise opportunities for solar gain. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Possible issue with existing A97 B9097 junction? | . | 0 | Transport Statement to: consider whether Roundabout required at existing junction of A977 & B9074 review and potentially improve pedestrian crossing facilities on the A977 If there is proven to be any existing problem with this junction that could be exacerbated by this development and that the proposal would require mitigation (roundabout potentially) then this proposal could help address the wider problem and be of public benefit. | + |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | It lies within 400 m of an existing bus | GIS layer for bus stops has | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|------------------------------|--|--------------------------|--|---------------------------|
| | by public transport? | human health | stop, and the primary school | a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | This level of development in a non-tiered settlement would be considered to be contrary to the TAYplan spatial strategy. | Check NPF3 and TAYplan SDP | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The David Tyldesley and associates Landscape Capacity Study identifies “wetland and ground conditions” as being a physical constraint here, and that the “old moss is an important landscape feature characteristic of the area”. The study also considers that development of this area “would not link to settlement pattern, would blur distinction between Crook of Devon and Drum”, and would be a “conspicuous site from main roads” | GIS layers for NSA, and SLA | -- | <p>High quality design and layout, and landscaping (perhaps limiting development in northern part of this site/ or splitting the site in two with development associated to Drum junction then having a landscaping gap before development associated to the village hall) could help retain some sense of a gap between Crook of Devon and Drum.</p> <p>If a high quality design and layout addresses the A977 road frontage then because it is prominent it could have a significant positive contribution to the village as a gateway development.</p> <p>However the settlement form impact would still be a significant as it takes</p> | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|--|---------------------------|
| | | | | | | development south of the old railway line. | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The David Tyldesley and associates Landscape Capacity Study identifies “wetland and ground conditions” as being a physical constraint here, and that the “old moss is an important landscape feature characteristic of the area”. The study also considers that development of this area “would not link to settlement pattern, would blur distinction between Crook of Devon and Drum”, and would be a “conspicuous site from main roads” | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Benefits in terms of junction improvements and a growth project to secure drainage improvements at Drum could potentially (if proved) mitigate the impact somewhat however the scale of the proposal would still be an issue for the character of the place. | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with the adjacent village hall, residential areas, and Crook Moss. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Question mark over be viability of this level of development if it needs to provide significant roads infrastructure (roundabout). | Check CFS form | - | Landowner to provide viability information | 0 |

Scoring – two columns have been added in the event that is it useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|---|--|
| Site Name: Crook of Devon 3 | Source of site suggestion: All landowners/interested parties identified/aware? Suggested by Newbigging partnership of Harelaw Farm | | Site History/Previous planning applications, existing local plan policies and proposals: This site was previously considered through the adopted LDP and the Reporter backed the Council's decision to exclude this site stating that "The development of the substantial open field to the east of the village hall would erode the countryside gap between Crook of Devon and the outlying hamlet of Drum, and would be prominent on the approach to the village from the east. Even if there were a need for further housing in the village this site would not be suitable." |
| Settlement: Crook of Devon | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Crook of Devon 3 | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 303510 700037 | Site Size (ha): 37 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Bounded to the west by the A977 and the village hall, to the north by the B9097, to the east by the woodland of the Crook Moss, and to the south there is the Gairney Water. There is potential for a layout which makes most of south/north aspect and runs parallel to the A977 but the land to the southwest is currently open. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped, pasture used for grazing. | Proposed Use: Mixed – housing, community facilities, employment/industrial space and possibly a bypass for the village | Initial Officer Comments LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas This means that the justification for any site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal. However this level of development in a non-tiered settlement is considered to | |

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| | | <p>be contrary to the TAYplan spatial strategy and unsustainable and out of character to Crook of Devon regardless of other benefits it may provide. There is also doubt about the deliverability, marketability and viability of this scale of development with the associated level of investment in infrastructure that would be required.</p> <p>There are already sufficient housing opportunities available within Crook of Devon. There are also both significant landscape, settlement pattern issues and also some surface water issues associated to the development of this site.</p> | |
|--|--|--|--|

Insert Location Plan (Crook of Devon 3 also includes Crook of Devon 2 on map below)

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Identified in the landscape capacity study as physically constrained due to wetlands within site.</p> <p>Also areas of SEPA surface water within the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS</p> <p>It is likely that the developable area will be affected by surface water issues.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but there are capacity issues in the public drainage network | GIS Layer for existing network | -- | <p>Policy EP3B</p> <p>This proposal could be the growth project that leads to public drainage improvements.</p> | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Significant areas of SEPA surface water probability within the site.</p> <p>The landowner states that remedial drainage works are underway in the field opposite the garage.</p> | Check all the GIS Layers for flood risk | -- | Drainage impact assessment required at the planning application stage to define area at risk and appropriate detailed layout and levels and SUDS | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | It is likely that the developable area will be affected by surface water issues. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Whilst the majority of Crook of Devon is outwith the catchment this site lies within the Loch Leven catchment.. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Policy EP3B Crook of Devon was previously screened out from HRA as it is largely outwith the Local Leven Catchment. Although this site lies within the catchment it is being included to help secure public drainage improvements and therefore it is anticipated that it would have a neutral impact and potentially beneficial impact as there are existing properties that cannot secure connection to the mains drainage at the moment. Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is improved pasture. It will not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | At planning application stage ensure sufficient setback from the woodland to the east of the site, and the watercourses. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Yes the current spare capacity of Fossoway primary is limited. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision and the proposal | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | includes community facilities. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is a core paths within the site but no formal open space. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals and the core path will need to be retained. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|--|---------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | No, due to the scale of development this would not be desirable or possible | Check CFS form | - | | - |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing aspect by running parallel with the A977 to the north, and there is some woodland to the south, and housing to the west which could provide some shelter. However the southwest portion of the site is open. | Check CFS form, aerial map and possibly site visit | - | Design and layout to maximise opportunities for solar gain and landscape framework to include structural planting. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Possible issue with existing A97 B9097 junction? Suggestion that this could help deliver a bypass | . | 0 | Transport assessment to define requirements | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Partially lies within 400 m of an existing bus stop, and the primary school | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Extend bus services within the site | - |
| | Is the site within a Health and Safety Consultation Zone or any | Material Assets and | No but pylons run through the southern part of the site. | GIS layers for pylons, gas | 0 | Design and layout to respond to this constraint. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Population and Human Health | | <p>pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | This level of development in a non-tiered settlement would be contrary to the TAYplan spatial strategy. | Check NPF3 and TAYplan SDP | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | No | GIS layers for | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|---|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | NSA, and SLA | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The David Tyldesley and associates Landscape Capacity Study identifies “wetland and ground conditions” as being a physical constraint here, and that the “old moss is an important landscape feature characteristic of the area”. The study also considers that development of this area “would not link to settlement pattern, would blur distinction between Crook of Devon and Drum”, and would be a “conspicuous site from main roads” | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | High quality design and layout, and landscaping (perhaps limiting development in northern part of this site) could help retain some sense of a gap between Crook of Devon and Drum. If a high quality design and layout addresses the A977 road frontage then because it is prominent it could have a significant positive contribution to the village as a gateway development. | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with the adjacent village hall, residential areas, and Crook Moss but is not of a suitable scale for the character of the place. | OS map and site visit | -- | | -- |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Question mark over be viability of this level of development. | Check CFS form | -- | | -- |

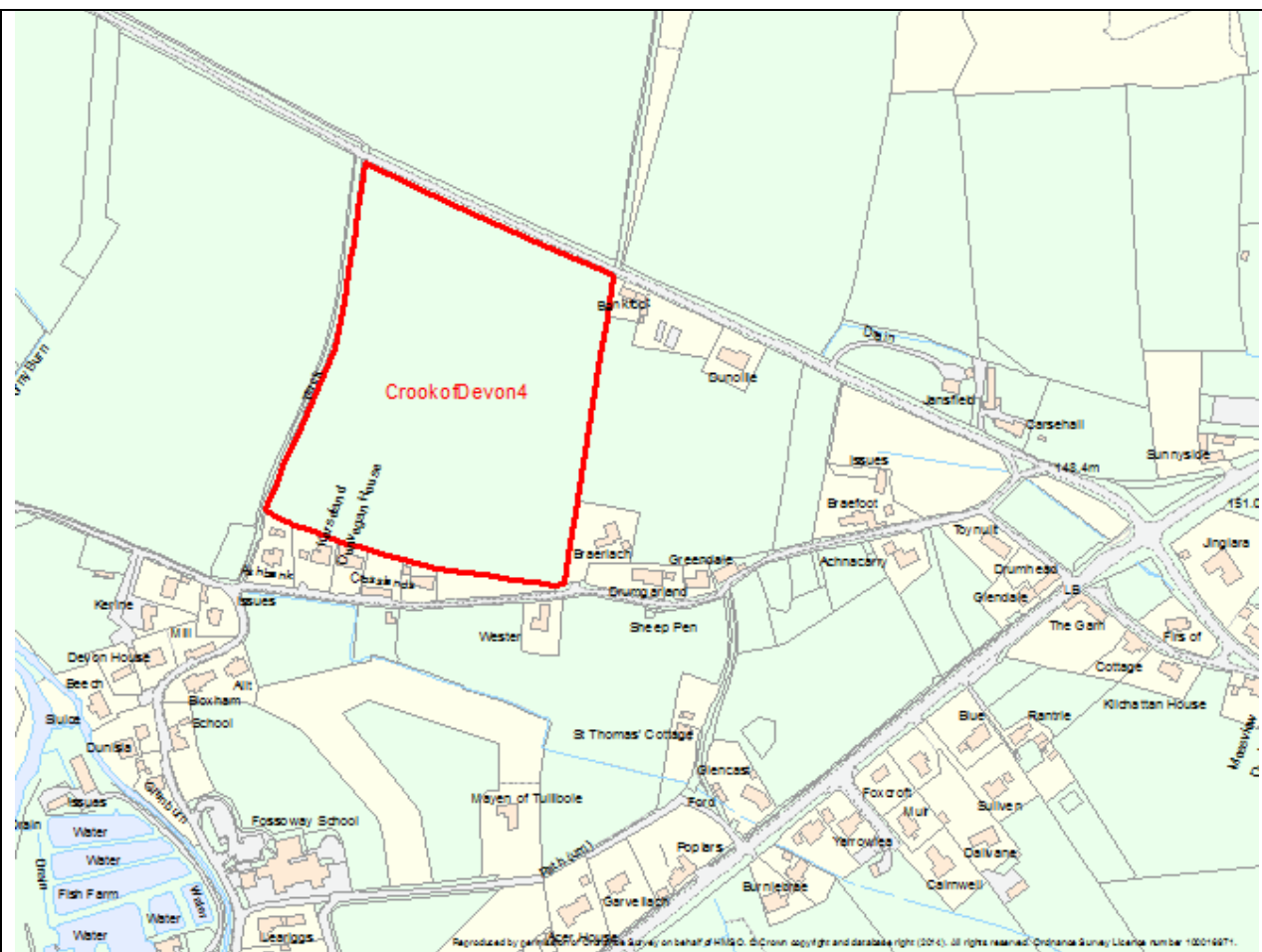
Scoring – two columns have been added in the event that is it useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|---|---|---|---|
| Site Name: Crook of Devon 4 | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith the settlement boundary. Site was previously rejected at LDP Proposed Plan stage, Reporter agreed and supported this position. |
| Settlement: Crook of Devon | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Crook of Devon 4 | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 303949 700869 | Site Size (ha): 5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Field to the north western edge of Crook of Devon bounded by a road to the north and properties at Wester Crosslands to the south, a track to the west and further properties to the east. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural field. | Proposed Use: Housing (15-20 houses) | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Crook of Devon. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal. The proposal for 15-20 homes in this location would be out of character to the linear roadside development here. It is very prominent approaching from | |

| | | | |
|--|--|--|--|
| | | <p>the west and does not have a footpath connection to the village. This area of land was considered through the David Tyldesley and associates Landscape Capacity Study which identifies it as 'Open, rising ground in the Devon Valley detached from the villages, (with a) strong rural character' and developing it 'would detract from the linear form of Drum and Crook of Devon and the settlement pattern between them.'</p> | |
|--|--|--|--|

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to any capacity issues in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible it does lie within the Loch Leven catchment but there are no designated sites within the site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | The current landuse is agricultural. It will not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | Retention of trees where possible and compensatory planting if necessary. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | habitat fragmentation or greater connectivity? | | There are some trees bounding the site to the south that could need to be removed to secure an access into the site. | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Yes the current spare capacity of Fossoway primary is limited. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | The proposal suggests that one of the projects on which Glendevon Energy is currently working involves the design of a 900KW power generation facility utilising the River Devon. This hydro generation scheme would be at the forefront of current technology, but involves a high cost in terms of design and construction. The construction of 20 houses as proposed would help to offset these front end costs and provide a degree of comfort to the company. It is also suggested that Glendevon Energy, who would hope that their business would expand, with a consequent increase in staff numbers, when their domestic installations are showcased in Crook of Devon. | Check CFS form | 0 | There is no way that the Council can ensure that housing would help cross fund Glendevon Energy's project as it is not a reasonable, related or enforceable condition on development. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing aspect but is relatively open and lacking in shelter. | Check CFS form, aerial map and possibly site visit | - | Design and layout to maximise opportunities for solar gain. | - |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Delivered in accordance with the Roads Authority. No footpath connection into the village | . | - | | - |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Partially lies within 400 m of an existing bus stop, and the primary school. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. It should be noted that the Reporter when considering LDP1 took a very strict interpretation of this | Check NPF3 and TAYplan SDP | -- | There is no wider benefit to justify further consideration of this proposal. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | approach and removed or reduced the size of a number of sites in the smaller settlements with limited services. One example of this being the reduction of a site in Powmill from 120 units to 30 units. This means that the justification for any site has to be about delivering benefits and it is considered that there are no wider benefits to this proposal | | | | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Very prominent approaching from the west. This area of land was considered through the David Tyldesley and associates Landscape Capacity Study which identifies it as 'Open, rising ground in the Devon Valley detached from the villages, (with a) strong rural character' and developing it 'Would detract from | Check existing LDP GIS layer wild land Check the landscape impact using capacity study | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|---|--|--|--------------------------|--|---------------------------|
| | | | the linear form of Drum and Crook of Devon and the settlement pattern between them.’ Proposal for 15-20 houses here would not fit with the linear roadside settlement pattern here. | if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and | No | GIS layers Listed building, Scheduled | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | archaeological heritage (and links with landscape) | | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | | Check CFS form | - | | - |

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|--|--|--|--|
| Site Name: Crook Moss MIR site | Source of site suggestion: All landowners/interested parties identified/aware? Suggested by members | | Site History/Previous planning applications, existing local plan policies and proposals: This site was previously considered through the adopted LDP and the Reporter backed the Council's decision to exclude this site stating that "The development of the substantial open field to the east of the village hall would erode the countryside gap between Crook of Devon and the outlying hamlet of Drum, and would be prominent on the approach to the village from the east. Even if there were a need for further housing in the village this site would not be suitable." |
| Settlement: Crook of Devon | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: part of Crook of Devon 2 (but just land north of the railway) | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 303510 700037 | Site Size (ha): 3.1 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Bounded to the west by the A977 and the village hall, to the north by the B9097, to the east by the woodland of the Crook Moss, and to the south by the old railway line. There is potential for a layout which makes most of south/north aspect and run parallel to the A977 and there is some shelter from existing woodland/ settlement to the east and west respectively. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped, pasture used for grazing. | Proposed Use: Housing | Initial Officer Comments Some concern that this level of development in a non-tiered settlement could be considered to be contrary to the TAYplan spatial strategy. However as per TAYplan "LDPs can provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement....provided that the development genuinely contributes to the outcomes of this Plan and meets specific local needs or supports regeneration of the respective settlement." In this case there is merit in considering this site to see whether | |

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| | | <p>it can deliver benefit in terms of supporting public drainage improvements and potentially junction/pedestrian safety improvements.</p> <p>Submission by the landowner (including a Transport Statement) and information on the viability of the proposal to the MIR consultation should clarify how these benefits can be delivered to enable support of the site in the Proposed Plan. Information should be provided to clarify whether the proposal can demonstrate that it will deliver the outcomes of the LDP. The two reasons for the potential inclusion of this site: are potential to help address traffic issues and improved drainage within the Loch Leven Catchment and they are already supported by the adopted Plan (Paragraphs 7.1.15 and 7.1.18). However if this proposal cannot be sufficiently demonstrated this can be delivered then the proposal is contrary to TAYplan and cannot be supported.</p> <p>There are also some landscape, settlement pattern, and surface water impacts associated to the development of this site. However if these can be sufficiently mitigated through high quality design and layout, landscaping and attenuation then it is considered the residual impacts on the landscape and the gap between the settlements could be outweighed by wider benefits (roads and drainage).</p> <p>There is a need for landowner to</p> | |
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| | | provide sufficient details of scheme and its viability in order for the Council to support inclusion in the Proposed Plan. | |
|--|--|--|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Identified in the landscape capacity study as physically constrained due to wetlands within site.</p> <p>Also areas of SEPA surface water probability to north and west of the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS</p> <p>It is likely that the developable area will be affected by surface water issues.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but there are capacity issues in the public drainage network | GIS Layer for existing network | -- | <p>Policy EP3B</p> <p>This proposal could be the growth project that leads to public drainage improvements.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Significant areas of SEPA surface water probability to north and west of the site. The landowner states that remedial drainage works are underway in the field opposite the garage. | Check all the GIS Layers for flood risk | -- | Drainage impact assessment required at the planning application stage to define area at risk and appropriate detailed layout and levels and SUDS It is likely that the developable area will be affected by surface water issues. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Whilst the majority of Crook of Devon is outwith the catchment this site lies within the Loch Leven catchment.. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Policy EP3B Crook of Devon was previously screened out from HRA as it is largely outwith the Local Leven Catchment. Although this site lies within the catchment it is being included to help secure public drainage improvements and therefore it is anticipated that it would have a neutral impact and potentially beneficial impact as there are existing properties that cannot secure connection to the mains drainage at the moment. Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | | | measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is improved pasture. It will not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | At planning application stage ensure sufficient setback from the woodland to the east of the site. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Yes the current spare capacity of Fossoway primary is limited. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing aspect by running parallel with the A977 to the north, and there is some woodland to the south, and housing to the west which could provide some shelter. | Check CFS form, aerial map and possibly site visit | 0 | Design and layout to maximise opportunities for solar gain. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Possible issue with existing A97 B9097 junction? | . | 0 | <p>Transport Statement to:</p> <p>consider whether Roundabout required at existing junction of A977 & B9074</p> <p>review and potentially improve pedestrian crossing facilities on the A977</p> <p>If there is proven to be any existing problem with this junction that could be exacerbated by this development and that the proposal would require mitigation (roundabout potentially) then this proposal could help address the wider problem and be of public</p> | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | | | | | | benefit. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | It lies within 400 m of an existing bus stop, and the primary school | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | This level of development in a non-tiered settlement could be considered to be contrary to the TAYplan spatial strategy if it does not deliver wider benefit. | Check NPF3 and TAYplan SDP | -- | Benefits in terms of junction improvements and a growth project to secure drainage improvements at Drum could potentially (if proved) mitigate the impact and meet the spatial strategy of TAYplan. | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The David Tyldesley and associates Landscape Capacity Study identifies “wetland and ground conditions” as being a physical constraint here, and that the “old moss is an important landscape feature characteristic of the area”. The study also considers | Check existing LDP GIS layer wild land Check the landscape | -- | High quality design and layout, and landscaping (possibly limiting development in northern part of this site/ or splitting the site in two with development associated to Drum junction then having a | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | that development of this area “would not link to settlement pattern, would blur distinction between Crook of Devon and Drum”, and would be a “conspicuous site from main roads” | impact using capacity study if one is available Site visit | | landscaping gap before development associated to the village hall) could help retain some sense of a gap between Crook of Devon and Drum. If a high quality design and layout addresses the A977 road frontage then because it is prominent it could have a significant positive contribution to the village as a gateway development. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | I | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The proposal is compatible with the adjacent village hall, residential areas, and Crook Moss. | OS map and site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Question mark over the viability of this level of development if it needs to provide significant roads infrastructure (roundabout) but increasing the level of development would cause an issue for compliance with TAYplan strategy. | Check CFS form | -- | Need for landowner to provide details of scheme and prove the viability of it in order for the Council to support inclusion in the Proposed Plan. | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

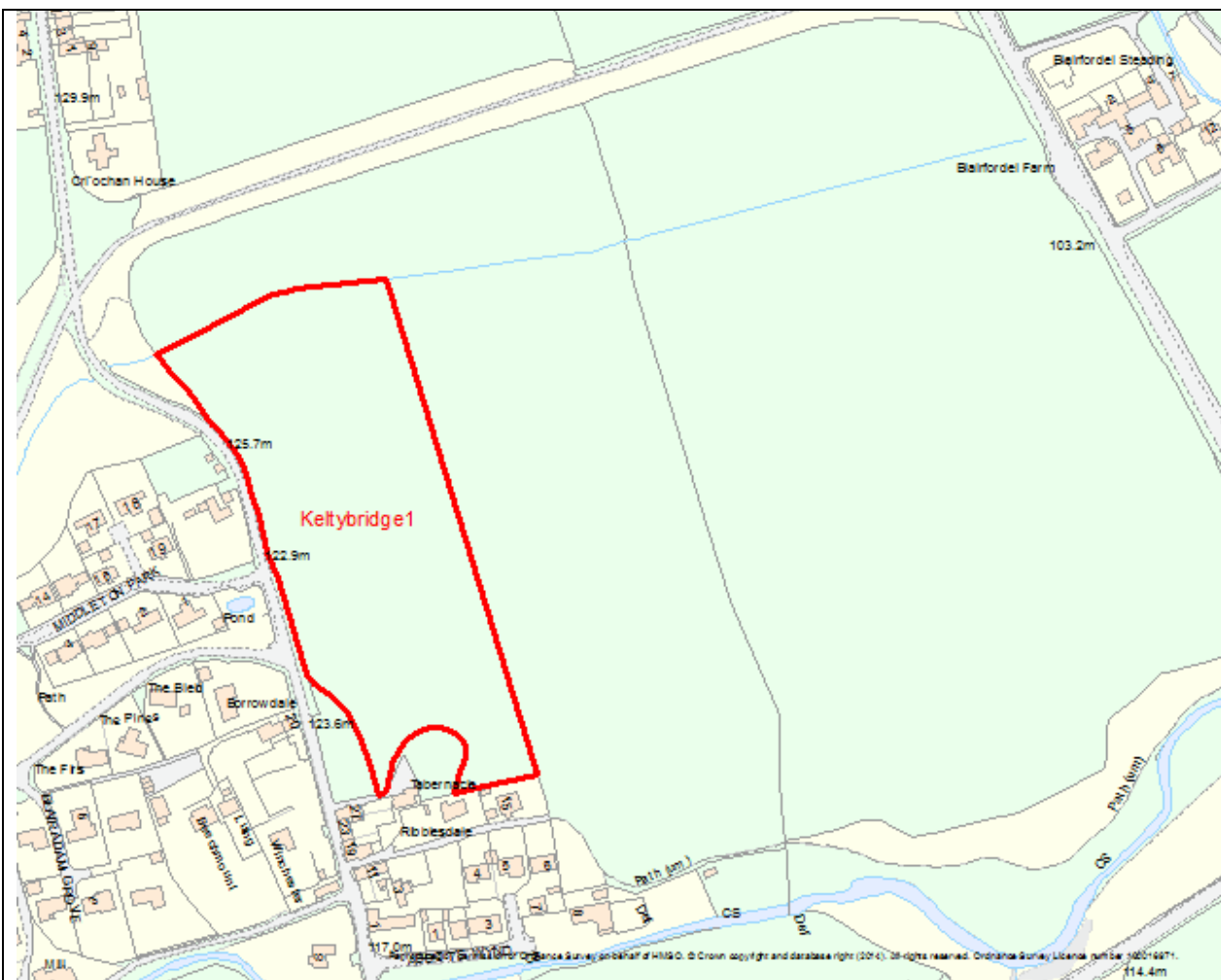
| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

KELTYBRIDGE

| | | | |
|--|---|--|--|
| Site Name: Keltybridge 1 | Source of site suggestion: All landowners/interested parties identified/aware? Lomond Group on behalf of the landowner James and John Thomson | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary. Resisted through previous LDP, and reporter agreed with Council's position. |
| Settlement: Keltybridge | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Keltybridge1 | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 313911 695624 | Site Size (ha): 3 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). There is new housing to the west, open countryside to the north and east. To the south of the site existing residential properties and the Community Hall. To the north lies a substantial mature tree belt and avenue of trees originally forming part of the Blairadam estate. At the south western edge of the site is a community garden. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Arable land. | Proposed Use: Residential low density 15 – 20 units and parking facilities for the adjacent Community Hall. | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Keltybridge. This means that the justification for any | |

| | | | |
|--|--|---|--|
| | | <p>additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal.</p> <p>Also the proposal is in a very prominent position, the scale is considered inappropriate. There would be an impact on historic character of Keltybridge and there is no defensible natural boundary to the east. The landowner could consider advance strategic planting to the north and east as this would lessen the landscape impact and improve future prospects for allocation.</p> | |
|--|--|---|--|

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional | Water, Climatic Factors and | No only very slight areas affected along the northern boundary which would be required for structural | Check all the GIS Layers for flood risk | 0 | Apply policy EC3 re SUDs | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | flood risk elsewhere? | Human Health | planting. | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It will not result in habitat fragmentation. There are some trees bounding the | GIS aerial map/OS map/site visit | 0 | Retention of trees where possible and compensatory planting if necessary, and requirement for a suitable landscape framework and strategic planting to the north | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | site. | | | and east of the site | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No Cleish primary school is currently over capacity. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. A new footpath could be created linking the village directly to Lochore Meadows in Fife | + |
| | Will the proposal create/reduce employment | Population | No | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is relatively open to north and east. Rising levels and residential development to the west provide some protection from prevailing winds | Check CFS form, aerial map and possibly site visit | - | Design and layout to maximise opportunities for solar gain. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | . | 0 | In accordance with the Roads Authority | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Lies within 400 m of an existing bus stop, but the primary school is in Cleish, and services in Kelty are beyond easy active travel distance. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. | Check NPF3 and TAYplan SDP | -- | There is no significant wider benefit to justify further consideration of this proposal although it does propose additional parking for the community hall which if needed would be some benefit. | - |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is very open to the north and east and is not well defined or contained by landscape features. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | -- | Strategic planting to the north and east but this will take some time to establish. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are listed buildings to the south and west of the site with the potential to affect the setting of these. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and | - | Protect the setting of nearby listed buildings | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby | OS map and site visit | 0 | 0 | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Potentially marketability given its scale. | Check CFS form | - | | - |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

KINROSS

| | | | |
|--|--|---|---|
| Site Name: Kinross 1 | Source of site suggestion: All landowners/interested parties identified/aware? Wallace Land Investment & Management on behalf of J Russell Esq | | Site History/Previous planning applications, existing local plan policies and proposals: Sits within the settlement boundary within an open space allocation. It was supported by the Council up until the Proposed Plan stage but the Reporter took it out at Examination stage principally due to concerns about cutting off the link between the park and housing and the lack of an access to the north onto Gallowhill road, and a lack of need for additional housing land. |
| Settlement: Kinross | GIS Site Ref: MIR Site Ref: E Pre-MIR Site Ref: Kinross1 | Outside or adjacent to a settlement boundary? Inside settlement boundary | |
| OS Grid Ref: 312131 703285 | Site Size (ha): 8.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is agricultural land to the west of Kinross running along the eastern edge of the motorway. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield | Proposed Use: Residential | Initial Officer Comments Issues which led to it being removed from the last LDP still remain, and there are better alternative options. | |

Insert Location Plan

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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There is some field drainage in the northern part of the site.</p> <p>Site did directly intersects an intercatchment at risk area (surface water quality)</p> <p>Small watercourse (catchment <3km2) flows through the site (Ury Burn).</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish | GIS Layer for existing | | Policy EP3B | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|--|---------------------------|
| | | | Water regarding capacity) | network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Some high probability of surface water issues to the north of site associated to field drain and also small areas adjacent Torridon Place and Tummel Place.</p> <p>Historic records of flooding in the Kinross area. Potential for development of the site to increase the probability of flooding elsewhere</p> | Checked all the GIS Layers for flood risk | - | Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no relevant designations, or non-designated features within this site.</p> <p>It lies within the Loch Leven Valley catchment so there is a possible impact on this.</p> <p>There is a Pipistrellus pipistrellus (Wildlife & Countryside Act 1981 Schedule 5) recorded siting within the southern part of the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the western edge of the site.</p> <p>Design Brief must include a landscape character assessment which should identify trees and woodland that require to be retained within development site.</p> <p>Policies EP3 and EP7.</p> <p>Where activities could directly, indirectly or in combination</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>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</p> <p>This site was screened out during the HRA process because:</p> <p>The Ury Burn is culverted under the southern part of the site. It enters from the west and flows eastwards under the town before resurfacing north of Sunny Park, then flowing on into Loch Leven (SPA). However, due to the distance of the site proposal from the SPA (approximately 2170m away) it is considered that any potential significant effects will be minimal.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests within the site. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is some woodland screening to the south western edge of the site. | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Require structural planting along the western edge of the site. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Kinross Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is a core path running along the eastern boundary of the site. Proposal is for section of this from Springfield road to behind Katrine to be widened and made into a vehicular access for the development. The remaining pathway is proposed to be | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space | - | Application of Policy CF1B ensuring appropriate provision of informal and formal open space alongside any development proposals. If possible take a direct access off the roundabout/A922 to avoid/minimise | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | maintained as is. There is an amenity/accessibility impact on Davies Park amenity greenspace from the access road. | allocations | | amenity/accessibility impacts on the park. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soil. The northern portion of the site opposite Renton Drive lies within prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Unclear how they can address the issues with the access | Check CFS form | - | | - |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing | Climatic factors | The site is west facing and has some shelter in the southern part of it from existing planting along its | Check CFS form, aerial map and possibly site | -- | Require structural shelter planting Design of buildings to | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | winds? | | boundary with the motorway. | visit | | take account of solar orientation. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Needs an access onto Gallowhill Road, and for a direct access from the roundabout/A922 to be investigated. A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks. | | -- | Requires an access onto Gallowhill (but this is not being proposed and it is unclear whether there is the necessary landowner support to deliver this) Consider a direct access from the roundabout/A922 | -- |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is relatively well located for active travel access to shops and schools and the town centre. The site lies close to bus stops on Morlich Place and Sutherland Drive and Gallowhill Road. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | Overhead power cables run along the eastern boundary of the site, crossing the preferred access point | GIS layers for pylons, gas pipelines, | - | Divert power cables | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | towards the south. | scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No but the proposal is within a Tier 2 settlement | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic | Landscape | There are no landscape designated sites within the site. | GIS layers for NSA, SLA | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|---|---------------------------|
| | Areas, and local landscape designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>Site would be very visible from the motorway to the west and Gallowhill Road to the north. Existing planting on the southern boundary would screen the site from Station Road.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study identifies this area as having potential for development without significant effects on landscape character or visual amenity.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | Structural planting along the western boundary with the motorway. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |

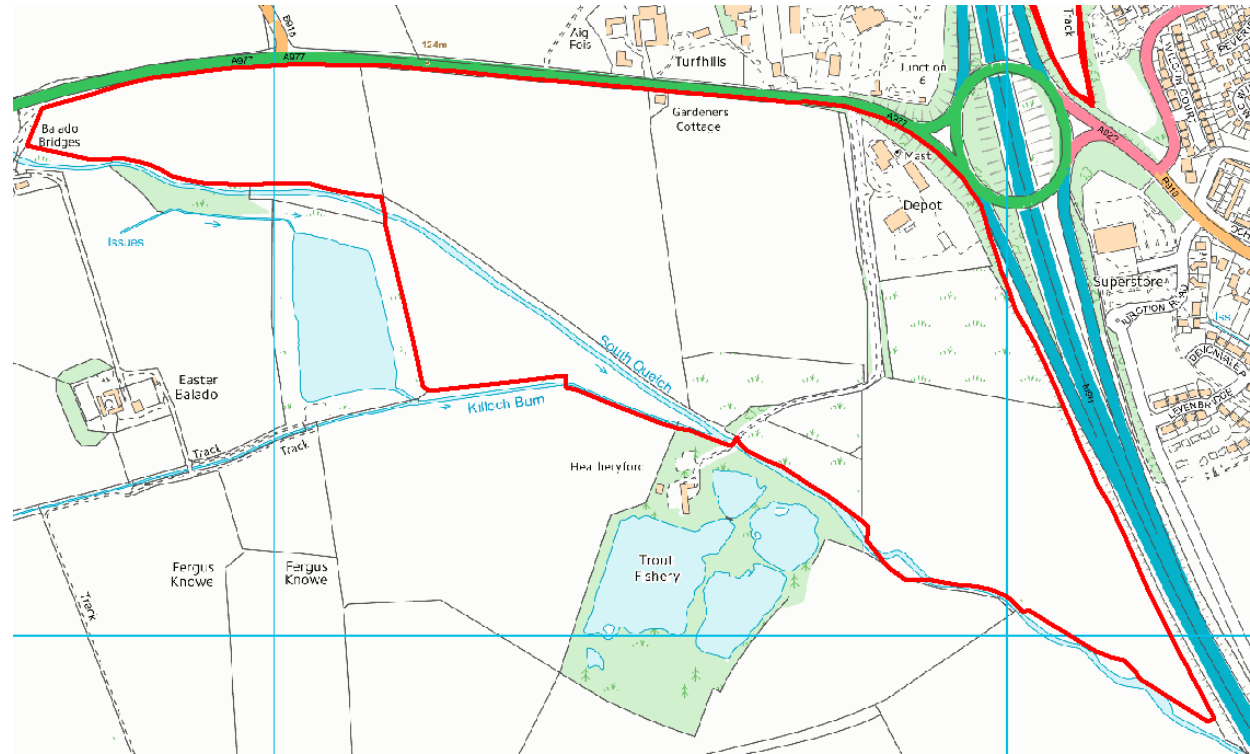
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is an archaeological record for the Kinross Turfmill Military Camp in the southern part of the site. | GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design Recording of any features found in investigation | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Possibly | | - | Recording of any features found in investigation | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|---|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Motorway to the West. Noise assessment would be required. | OS map and site visit | | Noise assessment would be 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. | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Question mark over ability to provide vehicular access onto the Gallowhill road | Check CFS form | - | Landowner agreement to enable vehicular access onto the Gallowhill Road | 0 |

| | | | |
|--|---|--|--|
| Site Name: Kinross 2 | Source of site suggestion: All landowners/interested parties identified/aware? Wallace Land Investment & Management on behalf of J Russell Esq | | Site History/Previous planning applications, existing local plan policies and proposals: Sits outwith the settlement boundary within an open space allocation. A site here was supported by the Council up until the Proposed Plan stage but the Reporter took it out at Examination stage. |
| Settlement: Kinross | GIS Site Ref: MIR Site Ref: B Pre-MIR Site Ref: Kinross2 | Outside or adjacent to a settlement boundary? Outside settlement boundary | |
| OS Grid Ref: 311795 702469 | Site Size (ha): 48 hectares (estimated 18 hectares deliverable subject to FRA) | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Land at Turfhill, Kinross the majority of which is in agricultural use but the eastern part of the site also includes the Council's Roads Depot adjacent to the M90, some woodland, and some natural scrubland. The Depot contains three warehouse sheds. A bungalow is located on the northern edge of the site. The boundary of the site to the motorway is generally open. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield and roads depot | Proposed Use: Employment and related uses - a range of uses such as leisure, speciality shopping and commercial including a 60 bed hotel. In addition, 'traditional' employment opportunities such as small workshops and serviced offices could be created to meet local needs. The site also includes green buffer to Balado. | Initial Officer Comments The town centre first policy of TAYplan encourages land uses that generate significant footfall in town centres ahead of other locations (including retail, commercial leisure, offices) The Reporter recommended this site was removed from the current LDP and the reasons of: sufficient supply within more appropriate locations east of the M90; abnormal infrastructure costs; need for active travel improvements to junction 6 of the M90, which are still considered to be relevant. Whilst the Council has previously supported part of this site for general employment uses there is already sufficient flexibility and choice of | |

effective sites for this purpose within Kinross.

Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>The South Queich runs through part of the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Site did directly intersects an intercatchment at risk area (surface water quality)</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk | Water, | Large areas in the southern part of | Checked all | - | Detailed FRA required at | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|-----------------------------------|--|--|--------------------------|---|---------------------------|
| | of flooding or could its development result in additional flood risk elsewhere? | Climatic Factors and Human Health | <p>the site are at medium risk of River flooding.</p> <p>Also large areas of surface water high probability south of the depot and a smaller area west of the Gardeners Cottage.</p> <p>Historic records of flooding in the Kinross area. Potential for development of the site to increase the probability of flooding elsewhere.</p> | the GIS Layers for flood risk | | planning application stage to define area at risk and appropriate detailed design layout and levels. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no relevant designations, or non-designated features within this site.</p> <p>It lies within the Loch Leven Valley catchment so there is a possible impact on this.</p> <p>There is a European otter (Wildlife & Countryside Act 1981 Schedule 5) recorded siting within the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees, structural planting, hedgerows etc. Provision of a landscape plan identifying further planting and appropriate measures.</p> <p>Policies EP3 and EP7.</p> <p>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</p> <p>HRA identifies the following</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|---|---------------------------|
| | | | | | | <p>criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the Loch Leven Catchment Area</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment Supplementary Guidance</p> <p>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.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests within the site. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is some woodland screening to the south western edge of the site. | GIS aerial map/OS map/site visit | 0 | <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Require structural planting along the western edge of the site.</p> <p>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.</p> | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | No | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Proposal looks to create new facilities. The town centre first policy of TAYplan encourages land uses that generate significant footfall in town centres ahead of other locations (including retail, commercial leisure, offices) | GIS Layers for school catchments | -- | | -- |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is no protected open space onsite. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B ensuring appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes but there are sufficient alternative opportunity sites within Kinross | Check CFS form | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield/the Roads depot | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | There is no peat within the soil. There is an area of prime agricultural | GIS Layers for carbon | - | Good quality soils should be removed for use in other parts | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | (see notes) | Soils | land within the eastern part of the site. | richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | of Perth and Kinross. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Developer suggests it could be. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site could make the most of the south facing aspect in its layout but is currently quite an open site for the prevailing winds. | Check CFS form, aerial map and site visit | -- | <p>Require structural shelter planting</p> <p>Design of buildings to take account of solar orientation.</p> <p>Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature</p> | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks. | | 0 | Access road would need to be delivered in conjunction with adjacent site proposals to the satisfaction of the Council as Roads Authority. | 0 |

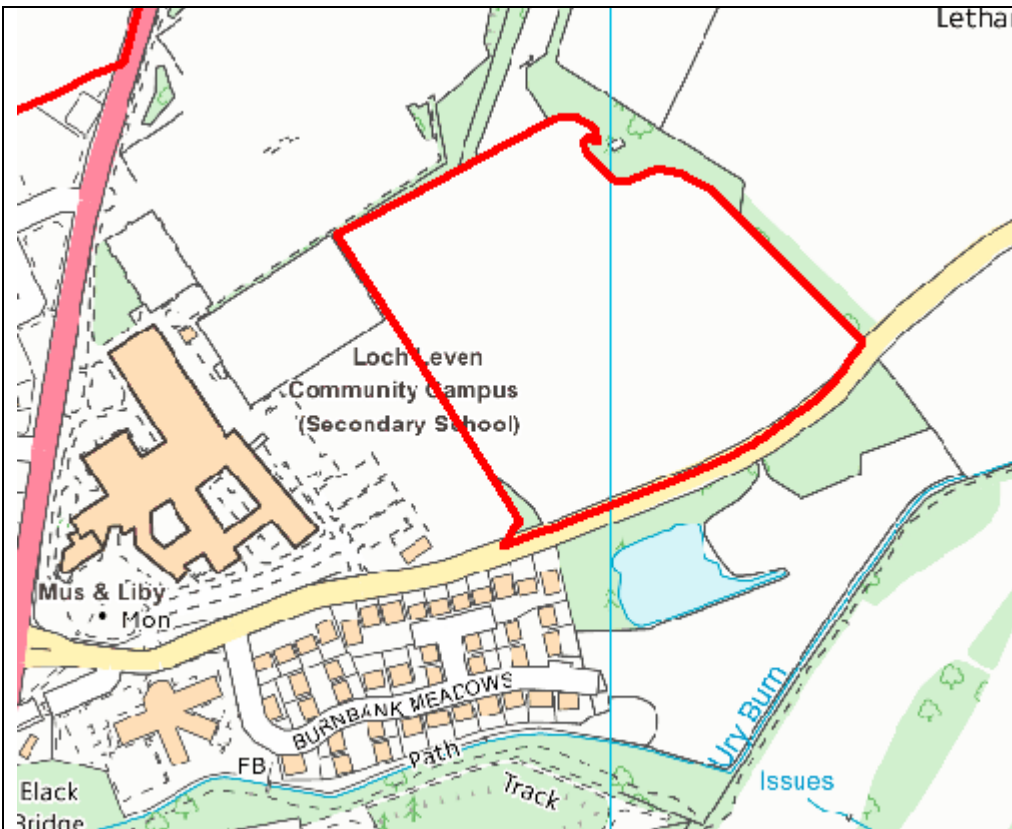
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is relatively well located for active travel distance to the supermarket but is 1,000m plus from the High St and there is a need to improve pedestrian linkages to east of the M90. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | New bus stops, pedestrian crossings to connect the development to existing public transport services and existing footways. There is a need to improve pedestrian linkages to east of the M90. | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site has some power lines running through the southern part of the site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS | 0 | Power lines could be diverted if necessary. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No the town centre first policy of TAYplan encourages land uses that generate significant footfall in town centres ahead of other locations (including retail, commercial leisure, offices) | NPF3 and TAYplan SDP | -- | | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designated sites within the site. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies beyond the current limits of the settlement on the other side of the M9 and if developed as suggested would not retain much of a gap with Balado. It is also quite an open/highly visible site in approaches from the west (Balado) and the north/south.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study does not identify this area as having potential for</p> | <p>Check LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | -- | Develop a landscape strategy and identify structural planting opportunities to mitigate the impact and scale back the extent of the site particularly to the south. | - |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no relevant cultural heritage designations within the site. There is B listed Turfmills House to the north whose setting could potentially be affected. | GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Motorway immediately to the west. Noise assessment would be required. | OS map and site visit | - | Noise assessment would be required. Noise impacts will be reduced by identifying mitigation measures. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|---|--|---|
| Site Name: Kinross 3 | Source of site suggestion: All landowners/interested parties identified/aware? David Wilson Homes/ Barratt Homes on behalf of the Lethangie Trust | | Site History/Previous planning applications, existing local plan policies and proposals: Sits within the settlement boundary as an opportunity site 15 for primary school. At Examination stage the Council suggested it would raise no objection to the site uses to including 'Primary School with Residential on the remainder of the site developed through a Masterplan'. However because this was not consulted on through the MIR or Proposed Plan of the LDP and there was adequate provision elsewhere this was not supported by the Reporter. |
| Settlement: Kinross | GIS Site Ref: MIR Site Ref: N/a Pre-MIR Site Ref: Kinross3 | Outside or adjacent to a settlement boundary? Inside settlement boundary | |
| OS Grid Ref: 3120 7036 | Site Size (ha): 5.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Relatively level agricultural land which lies to the east of the Loch Leven community campus and south of school playing fields and is well contained with a mature setting of woodland to the east and south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield | Proposed Use: Residential with ancillary uses as required. | Initial Officer Comments There is planning merit in considering this site for residential/or community and residential as a non-preferred option, it is visually well contained and is well related to services. | |



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Site did directly intersects an intercatchment at risk area (surface water quality)</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Provided by application of policies (EP3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Also small pocket of surface water low probability at south east corner of the site and small pocket of medium probability surface water flood risk in the south western corner. | Check all the GIS Layers for flood risk | - | Detailed FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels and SUDS. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There are no relevant designations, or non-designated features within this site.</p> <p>It lies within the Loch Leven Valley catchment so there is a possible impact on this.</p> <p>There is a Water vole (Wildlife & Countryside Act 1981 Schedule 5) recorded siting to the north of the site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees.</p> <p>Provision of a landscape plan.</p> <p>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.</p> <p>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</p> <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|---|---------------------------|
| | | | | | | <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the Loch Leven Catchment Area</p> <p>Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment</p> <p>Supplementary Guidance</p> <p>Where appropriate, measures</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests within the site. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is some non-coniferous/coniferous woodland immediately outwith the site on the eastern edge. | GIS aerial map/OS map/site visit | 0 | Require Landscape framework including additional planting. Set development well back from existing and proposed woodland. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>Proposal acknowledges the potential for ancillary uses as required.</p> <p>There is not sufficient capacity in Kinross Primary school to cope with the projected growth.</p> | GIS Layers for school catchments | - | <p>Need to establish whether part of this site should be retained for education/cemetery provision</p> <p>Proportional developer contributions will be sought towards primary education provision.</p> | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is no protected open space onsite. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensuring appropriate provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soil. The entire site is prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Developer suggests it could be. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site could make the most of the south facing aspect in its layout and has some protection from prevailing winds from the Community campus to the west and Burnbank meadows and woodland to the south. | Check CFS form, aerial map and site visit | - | Design of buildings to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | | | | | | precipitation and temperature | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | <p>Access proposed to be taken from the country road to the south of the site.</p> <p>A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks.</p> | | - | Road and access improvements to the satisfaction of the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The site is well located for the facilities at Loch Leven community campus and medical centre but is quite a distance for walking to the main shopping opportunities of Kinross or Milnathort.</p> <p>The site does lie within walking distance of bus stops.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | - | Ensure appropriate footpath connections are made with the campus and town centre. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There are no constraints of this nature within the site. | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the</p> | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designated sites within the site but it lies adjacent to the Loch Leven and Lomond Hills Special Landscape Area | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to | Landscape | The site is fairly well contained benefiting from mature woodland on the eastern and southern | Check existing LDP | - | Develop a landscape framework and identify structural planting | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|---|--|--|--|--------------------------|--|---------------------------|
| | accommodate it? (see notes) | | boundaries. The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study does not identify this area as having potential for development, and suggests that Kinross should not expand further north towards Milnathort as this would quickly close the gap between the towns. However this proposal does not impinge further on the sense of gap between the Kinross and Milnathort with the Loch Leven Community Campus having being built subsequent to this assessment. | GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | opportunities. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |

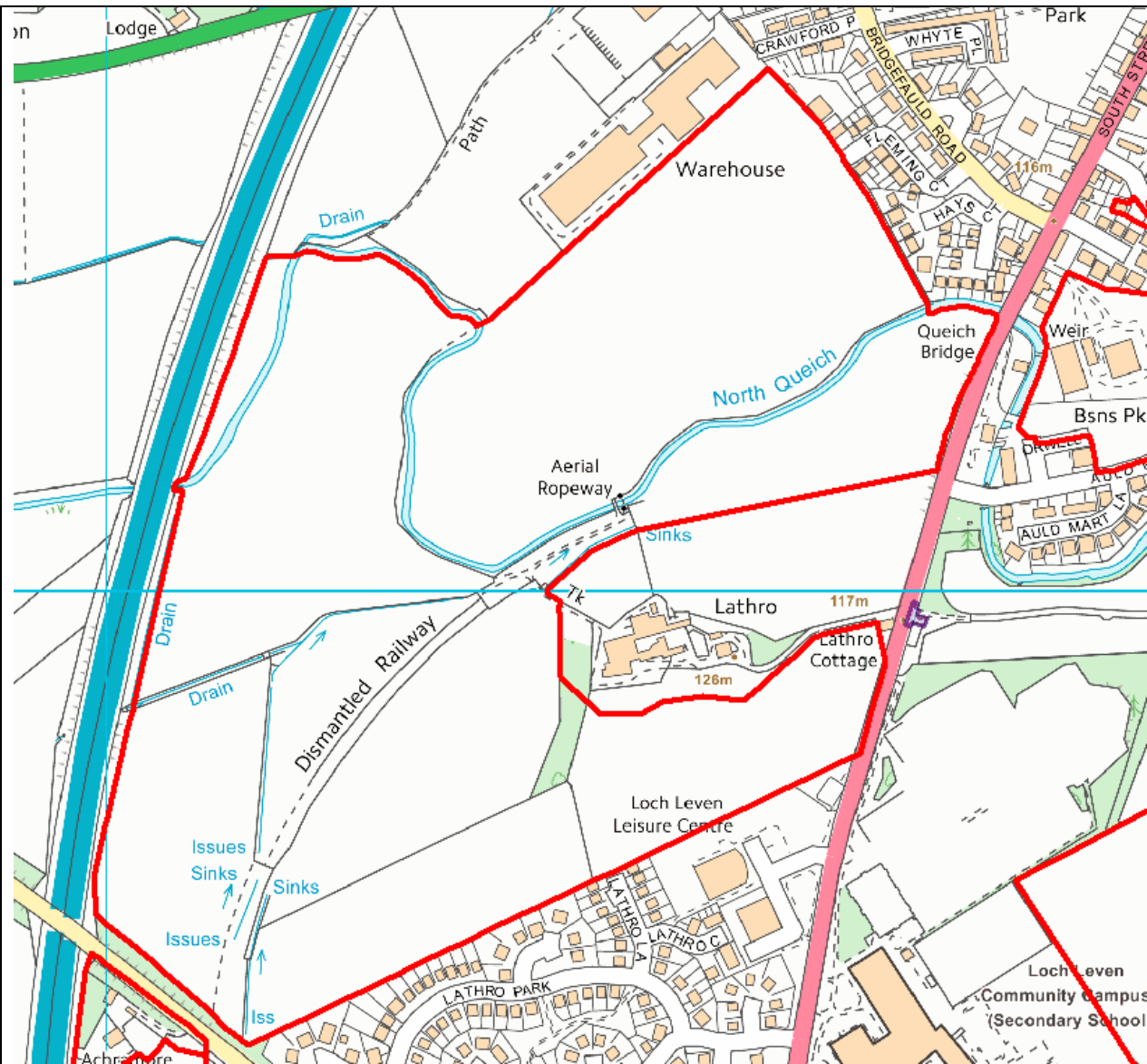
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Lethangie/ Lathro Cottage non-designated archaeology site enclosed settlement? Pit group, rectilinear enclosure and corn drying overlaps slightly into the western part of the site. There are no other relevant cultural heritage designations within the site | GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Conservation of existing walls on and adjacent to the site | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes residential/educational development would be compatible with adjacent Community campus and nearby residential areas. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|--|--|---|
| Site Name: Kinross 4 | Source of site suggestion: All landowners/interested parties identified/aware? Persimmon Homes on Behalf of Mr Simpson Lathro Farm | | Site History/Previous planning applications, existing local plan policies and proposals: There is an existing allocation for 260 homes on 13 hectares and this proposal proposes this extends this further west and increases the capacity to 400 homes. It also includes the eastern triangle of Op16. |
| Settlement: Kinross | GIS Site Ref: MIR Site Ref: N/a Pre-MIR Site Ref: Kinross4 | Outside or adjacent to a settlement boundary? Inside settlement boundary | |
| OS Grid Ref: 3112 7038 | Site Size (ha): 37 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site has an undulating topography and comprises fields and drainage ditches, and the North Queich between Milnathort and Kinross. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield | Proposed Use: Residential and approximately 19 hectares of open space | Initial Officer Comments If H47 was identified with a 25 home density per hectare which is a medium density this would bring its capacity up from the 260 in the current LDP to around 325 homes. SPP refers to the desirability of using land efficiently and promoting higher density development in places well served by public transport. On H47 it is considered that the Council should encourage medium density rather than high density because of its location at the edge of the settlement. The size of this site allows for a range of density across it getting lower towards the edge. Delivering medium density development should avoid large concentrations of housing of the same type and avoid uniform density across a large site. The Council would not allow medium density to be at the | |

| | | | |
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| | | <p>expense of amenity and the quality of the environment, or reduction of space in and around dwellings. The layout will need to provide for adequate private and public amenity space, and good pedestrian/cycle connectivity. This matter is best addressed through the planning application and masterplanning process rather than through the LDP review.</p> <p>It is considered that extending the developable area could bring development too close to the M90 for suitable amenity and should be resisted.</p> | |
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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Site did directly intersects an intercatchment at risk area (surface water quality) and river quality was identified as less than good.</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | | | | resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Directly adjacent to the SEPA medium risk of river flooding. Also pocket of surface water high probability at north western corner of the site which lies within the triangle eastern part of the OP16 allocation. | Checked all the GIS Layers for flood risk | - | A detailed FRA will be required at planning application stage to define the area at risk and appropriate detailed layout and levels Amendment of the OP16 site to exclude areas which have a SEPA 1 in 200 year risk of flooding and are within the functional flood plain. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no relevant designations, or non-designated features within this site. It lies within the Loch Leven Valley catchment so there is a possible impact on this. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. Where activities could directly, indirectly or in combination with other proposals affect the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | Catchment | | <p>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</p> <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | <p>Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the Loch Leven Catchment Area</p> <p>Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment</p> <p>Supplementary Guidance</p> <p>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.</p> | |
| | Are there any local geodiversity sites or wider geodiversity | | There are no local geodiversity sites or known geodiversity interests | GIS Layers for Geological | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | interests that could be affected by the proposal? | | within the site. | Conservation Review sites, SSSI and Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are some trees associated to Lathro Farm and the North Queich runs through the site. | GIS aerial map/OS map/site visit | 0 | Landscape framework including additional planting within the central park proposal, setting development well back from existing and proposed woodland. Development will only be acceptable where improvements to the landscape, green networks and riparian habitat have been implemented. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on | | There is not sufficient capacity in | GIS Layers for | - | Proportional developer | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|--|---|--------------------------|--|---------------------------|
| | local/community facilities and infrastructure (see notes) | | Kinross Primary school to cope with the projected growth. | school catchments | | contributions will be sought towards primary education provision. | |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is indicative landscaping within the LDP that is proposed for an extension to the allocation to bring housing development closer to the motorway | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | <p>Application of Policy CF1B ensuring appropriate provision of informal and formal open space alongside any development proposals.</p> <p>Development will only be acceptable where improvements to the landscape, green networks and riparian habitat have been implemented.</p> <p>A comprehensive landscape framework, incorporating public access, and specific proposals for its implementation.</p> | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | There is no peat within the soil. The entire site is prime agricultural | GIS Layers for carbon richness | -- | Good quality soils should be removed for use in other parts | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | (see notes) | Soils | land. | (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | of Perth and Kinross. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Developer suggests it could be. | CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site could make the most of the south facing aspect in its layout and has some protection from prevailing winds from existing residential areas to the south. | Check CFS form, aerial map and site visit | - | Design of buildings to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | It is proposed that access to the site will be taken from the A922 and Gallowhill road, providing good linkages to the M90 and surrounding area for new residents. A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not | CFS form | - | Road and access improvements to the satisfaction of the Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | | | impact on the road networks. | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The site is well located for the facilities at Loch Leven community campus and medical centre but is quite a distance for walking to the main shopping opportunities of Kinross or Milnathort.</p> <p>The site does lie within walking distance of bus stops.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | - | Ensure appropriate footpath connections are made. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There are no constraints of this nature within the site. | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for</p> | 0 | | 0 |

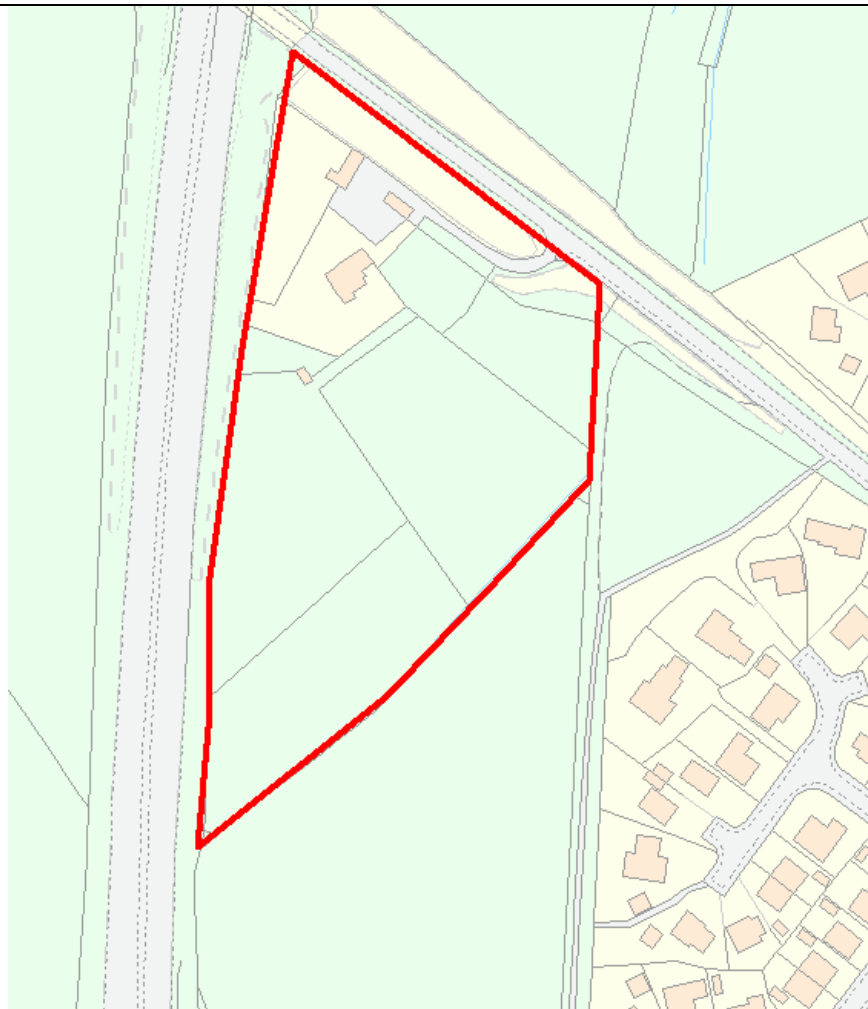
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | pylons on OS and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designated sites within the site. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study does not identify this area as having potential for development, and suggests that Kinross should not expand further north towards Milnathort as this would quickly close the gap between the towns.</p> <p>However this is an existing LDP allocation and appropriate mitigation measures have been identified to</p> | <p>Check LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study</p> <p>Site visit</p> | -- | To mitigate the impact of the development reducing the visual separation between Kinross and Milnathort, development will only be acceptable where improvements to the landscape, green networks and riparian habitat have been implemented. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | lessen this impact. | | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no relevant cultural heritage designations within the site. | GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape | - | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes residential development would be compatible with adjacent leisure centre, farm buildings and nearby residential areas. The proposed parkland in the centre of the site is compatible with the residential and industrial areas in Milnathort. | OS map and site visit | - | There needs to be suitable setback and mitigation for possible amenity impacts from the M90. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|--|---|---|
| Site Name: Kinross 5 | Source of site suggestion: All landowners/interested parties identified/aware? Henderson's Chartered Surveyors on behalf of Mr and Mrs Bridgeman | | Site History/Previous planning applications, existing local plan policies and proposals: The north western section of the site including the existing house, outbuildings and woodland fringes lie outwith the open space designation. However most of the site sits within an open space allocation. A wider site here was supported by the Council up until the Proposed Plan stage but the Reporter took it out at Examination stage principally due to concerns about cutting off the link between the park and housing and the lack of an access to the north onto Gallowhill road and a lack of need for additional housing land. |
| Settlement: Kinross | GIS Site Ref: MIR Site Ref: E Pre-MIR Site Ref: Kinross5 | Outside or adjacent to a settlement boundary? Inside settlement boundary | |
| OS Grid Ref: 3121 7032 | Site Size (ha): 2.1 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is agricultural land with associated residential dwelling and associated equestrian activity including outbuildings and paddock areas to the west of Kinross running along the eastern edge of the motorway. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield | Proposed Use: Residential approximately 50 homes | Initial Officer Comments Issues which led to the wider site being removed from the last LDP still remain. | |

Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>There is some field drainage in the northern part of the site.</p> <p>Site directly intersects an intercatchment at risk area (surface water quality)</p> <p>Small watercourse (catchment <3km2) flows through the site (Ury Burn).</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Some high probability of surface water issues to the south of site associated to field drain. Historic records of flooding in the Kinross area. Potential for development of the site to increase the probability of flooding elsewhere | Checked all the GIS Layers for flood risk | - | Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no relevant designations, or non-designated features within this site. It lies within the Loch Leven Valley catchment so there is a possible impact on this. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the western edge of the site. Policies EP3 and EP7. 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 This site was screened out during the HRA process | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>because:</p> <p>The Ury Burn is culverted under the southern part of the site. It enters from the west and flows eastwards under the town before resurfacing north of Sunny Park, then flowing on into Loch Leven (SPA). However, due to the distance of the site proposal from the SPA (approximately 2170m away) it is considered that any potential significant effects will be minimal.</p> | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or known geodiversity interests within the site. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is some woodland screening to the south western edge of the site. | GIS aerial map/OS map/site visit | 0 | <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Require structural planting along the western edge of the site and planting of native trees/hedgerows at strategic locations to enhance the current green network within</p> | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | the area. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Kinross Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is a core path running along the eastern boundary of the site. Proposal is for section of this from Springfield road to behind Katrine to be widened and made into a vehicular access for the development. The remaining pathway is proposed to be maintained as is. There is an amenity/accessibility impact on Davies Park amenity greenspace from the access road. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B ensuring appropriate provision of informal and formal open space alongside any development proposals. If possible take a direct access off the roundabout/A922 to avoid/minimise amenity/accessibility impacts on the park. | - |
| | Will the proposal create/reduce | Population | No | Check CFS | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | employment land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield and some redevelopment of outbuildings | GIS aerial map/site visit | - | | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soil. The site lies within prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | There are no known constraints | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is west facing and is fairly open to prevailing winds. | Check CFS form, aerial map and possibly site visit | -- | Require structural shelter planting Design of buildings to take account of solar orientation. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | | | - | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | <p>The site is relatively well located for active travel access to shops and schools and the town centre.</p> <p>The site lies close to bus stops on Morlich Place and Sutherland Drive and Gallowhill Road.</p> | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | + | | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There are no known servicing constraints | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of</p> | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | the LDP (they are not digitised) Check for pylons on OS and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No but the proposal is within a Tier 2 settlement | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | There are some existing older buildings which could form part of a redevelopment proposal | GIS aerial map/site visit | 0 | Existing older buildings could be redeveloped. | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | There are no landscape designated sites within the site. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site would be very visible from the motorway to the west and Gallowhill Road to the north.. The David Tyldesley and Associates Settlement Strategy Landscape | Check existing LDP GIS layer wild land Check the | - | Structural planting along the western boundary with the motorway | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | Capacity Study identifies this area as having potential for development without significant effects on landscape character or visual amenity. | landscape impact using capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and | There are no cultural heritage sites within the site. | GIS layers Listed building, SAMS, | - | | 0 |

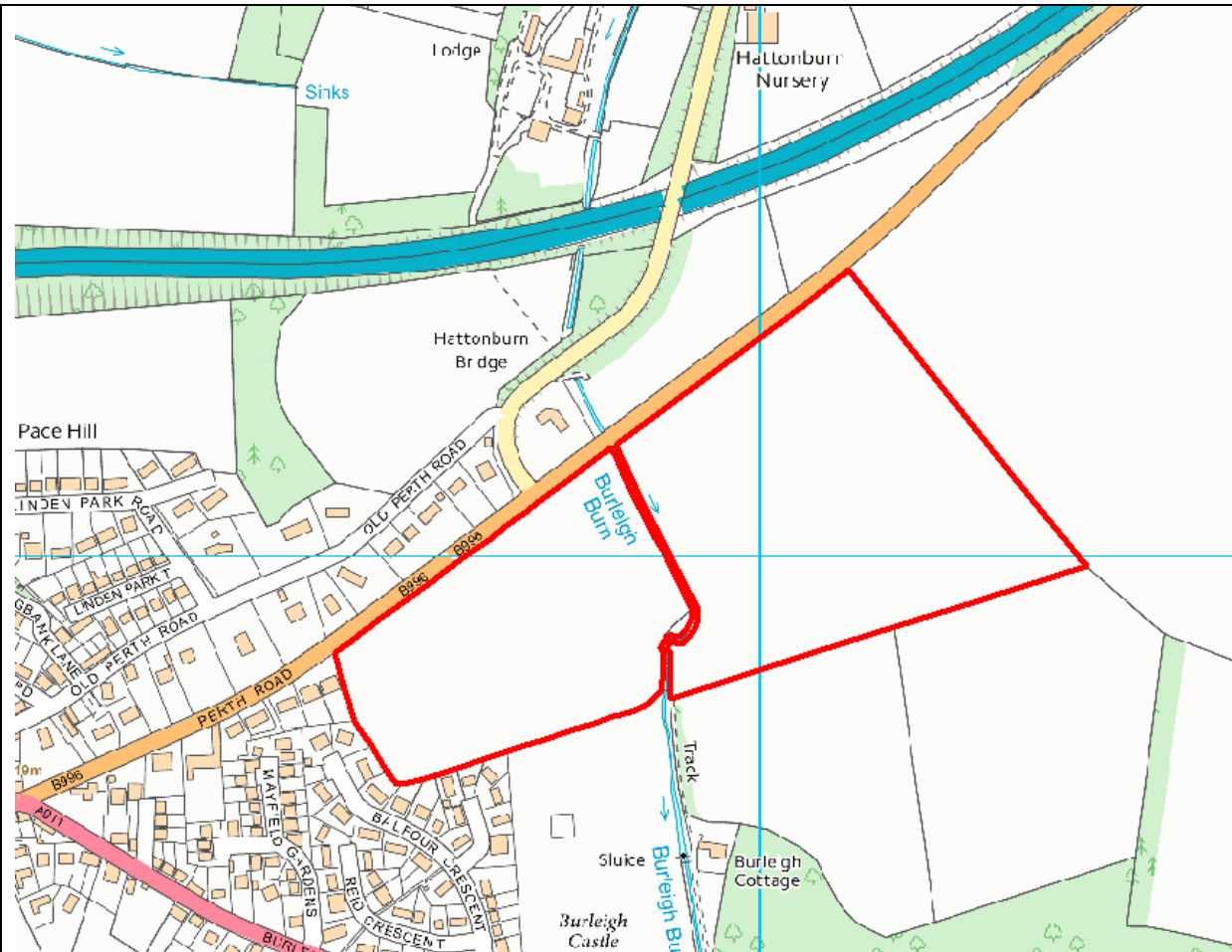
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | archaeological heritage (and links with landscape) | | Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | There are no cultural heritage sites within the site. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Motorway to the West. Noise assessment would be required. | OS map and site visit | | Noise assessment would be 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. | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

MILNATHORT

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| Site Name: Milnathort 1 (Old Perth road sites) | Source of site suggestion: All landowners/interested parties identified/aware? John Handley Associates on behalf of Kinross Estate Company | | Site History/Previous planning applications, existing local plan policies and proposals: Proposals at Old Perth across 2 sites. These were previously considered and assessed as part of the LDP Main Issues Report in 2011 as proposed Housing Sites A, B. These were not supported in the Proposed Plan and the Reporter agreed that this area currently forms part of the attractive landscape setting to Milnathort, with views across the site to Burleigh Castle, Loch Leven, the Lomond Hills and Benarty Hill. |
| Settlement: Milnathort | GIS Site Ref: MIR Site Ref: A, B, Pre-MIR Site Ref: 92 | Outside or adjacent to a settlement boundary? Adjacent of the existing settlement boundary | |
| OS Grid Ref: 3127 7048 | Site Size (ha): 15.2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). These two adjacent sites lie within relatively flat farmland immediately to the south of old Perth Road and the Burleigh burn runs between the sites with Burleigh Castle lying further to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential and in combination with the Burleigh Road site they are proposed to have a capacity for 250 to 300 homes | Initial Officer Comments The same sensitives/constraints still exist for this sites development and there is still a lack of housing land requirement for this site. The area affected by SEPA medium risk flooding has reduced however there are still significant areas affected by SEPA medium surface water risk of flooding. Impacts on public views to Benarty Hills and Loch Leven would be significant, particularly for development west of the burn. Given that there is adequate provision elsewhere in | |

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| Agricultural land | | Kinross and Milnathort there is no need to release this site to satisfy the housing requirement during the Plan period and there is a better alternative option. | |
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| <p>Insert Location Plan</p> |
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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The Burleigh burn runs between the 2 sites.</p> <p>Located close to Burleigh Burn – sensitivity to sewage discharges</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>No culverting, and restoration of watercourses that have been previously diverted (EP3D),</p> <p>And development should be set back from the watercourse.</p> <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Historic record of flooding within the Milnathort area (including Hattonburn).</p> <p>Potential for development of the site to increase the probability of</p> | Check all the GIS Layers for flood risk | - | Detailed FRA required at planning application stage to define the area at risk and appropriate detailed design layout and levels, and also take | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | <p>flooding elsewhere.</p> <p>Small areas of the site next to the Burleigh burn appear within the SEPA medium risk of river flooding.</p> <p>Many small areas within the site area are at a SEPA medium risk of surface water flooding.</p> | | | <p>into account culverts at the site</p> <p>Open space dedicated next to the watercourse must be defined by a FRA and protected in perpetuity for flood risk reasons</p> | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>There is a record for hedgehog in the western site - ANIMALS WHICH MAY NOT BE KILLED BY CERTAIN METHODS (Wildlife & Countryside Act 1981 Schedule 6)</p> <p>It lies within the Loch Leven Valley catchment so there is a possible impact on this.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>It is envisaged that the new development would incorporate formal and informal green spaces and recreational areas. These will be designed to ease the transition between the development and the open countryside to the east and would provide managed access to the countryside beyond.</p> <p>There are non-coniferous woodlands areas to the north and south of this site that potentially planting within this site could help improve green network links between.</p> <p>HRA identified mitigation (not previously assessed but likely to be along the lines of the following).</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | Loch Leven Catchment Area Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment Supplementary Guidance | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is the Burleigh burn running between the two sites. | GIS aerial map/OS map/site visit | - | Securing new planting in line with the Perth and Kinross Forestry and Strategy. Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted (EP3D) and that development is well set back from watercourses | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air | Air | Need to consider district heating potential here (identify need to investigate for strategic sites). | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Milnathort Primary school to cope with the projected growth. Need to try and get NHS to provide information on pressures? (COME BACK TO THIS but you can answer re schools) | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is no existing open space or pathways within this site. The submission suggests that | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | The site is proposed for solely residential purposes. | Check CFS form | - | The proposal could assist with the delivery of the currently allocated employment site E20 - Old Perth Road, Milnathort by way of a new roundabout on Perth Road which would also serve the access into this allocated employment site | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soils. It lies within class 3.1 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it can be delivered within the LDP timeframe. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect but is open to prevailing winds from the South West. | Check CFS form, aerial map and possibly site visit | | The sites are generally south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. Consider shelter planting through landscape framework. | |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | A Transport Assessment would be undertaken to accompany any planning application for this site to | | 0 | Access road would need to be delivered in conjunction with E20 proposals to the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | accommodating traffic generated? | factors? | demonstrate that the site will not impact on the road networks. | | | satisfaction of the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The majority of the western part of the site lies within active travel distance of a bus stop and the shops in Milnathort but lies some distance from the Secondary school/services and enhanced shopping of Kinross. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | -- | Possibly new bus stop provision before the eastern part of the site is occupied/ or reduced allocation within active travel distance. | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not significantly affected by these constraints however there are overhead cables running north to south through central areas | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | - | Potential relocation of overhead cables? | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | Check for pylons on OS and site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site lies within the Loch Leven and Lomond Hills Special Landscape Area | GIS layers for NSA, SLA | -- | Ensure particular care over the layout and design of the development and improve the biodiversity and habitat linkages with Loch Leven through the Landscape Framework and proposed woodland and set development well back from the burn. Open spaces should be designed to ease the transition between the development and the open countryside to the east and to protect views to Burleigh Castle. | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that | Landscape | The site lies outwith the settlement | Check LDP | -- | Ensure particular care over the | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | development does not exceed the capacity of the landscape to accommodate it? (see notes) | | boundary. The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study does not identify this land as a possible area for development, identifying it beyond the settlement edge with sensitive landscape features or views beyond and identifying that it would have an adverse effect on the setting of Bureligh Castle, views of town from the east and views to Lomond Hills | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | layout and design of the development and improve the biodiversity and habitat linkages with Loch Leven through the Landscape Framework and proposed woodland and set development well back from the burn. Open spaces should be designed to ease the transition between the development and the open countryside to the east and to protect views to Burleigh Castle. Potentially developable areas not to extend further east than existing Balfour Crescent/Burleigh burn? There is opportunity to create a defined and attractive settlement edge. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |

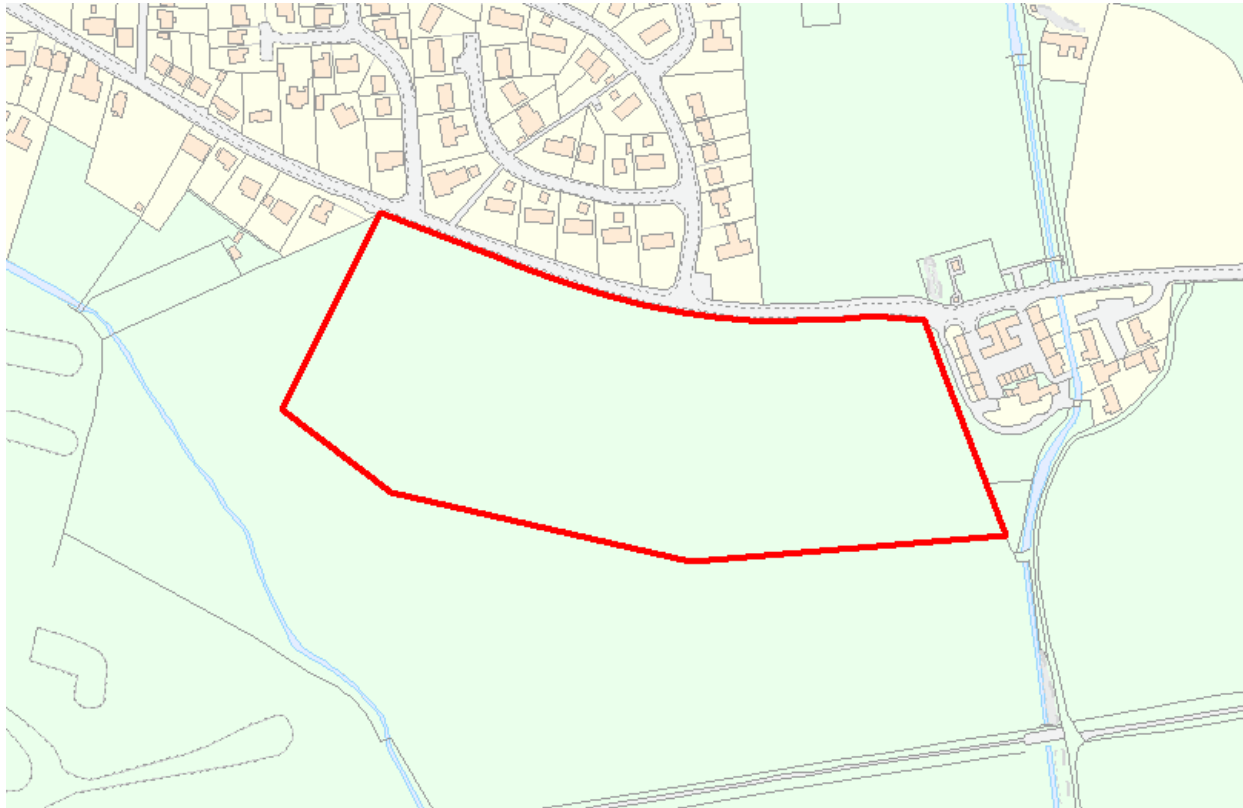
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Of significance are the spires of the Town Hall and Church located in the centre of the settlement and the Burleigh Castle to the south of this site which is a Schedule Monument and Category A listed building | GIS layers Listed building, SMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Particular consideration will be given to the setting of Burleigh Castle and a landscape buffer will be incorporated into the design in order to protect and enhance this scheduled monument. There will be a need to safeguard other important views, particularly those of the Milnathort Church and Milnathort Town Hall | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Particular consideration will be given to the setting of Burleigh Castle and a landscape buffer/open space will be incorporated into the design in order to protect and enhance this scheduled monument. Protect core path linkages between the sites. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites potential residential development is compatible with adjacent farmland and residential areas. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are known constraints | Check CFS form | 0 | | 0 |

| | | | |
|--|--|--|--|
| Site Name: Milnathort 1 | Source of site suggestion: All landowners/interested parties identified/aware? John Handley Associates on behalf of Kinross Estate Company | | Site History/Previous planning applications, existing local plan policies and proposals: This proposal was previously considered and assessed as part of the LDP Main Issues Report in 2011 as proposed Housing Sites C. This site was not supported in the Proposed Plan and there was no objection to its exclusion so it did not get considered through Examination of the LDP. |
| Settlement: Milnathort | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: 92 | Outside or adjacent to a settlement boundary? Adjacent of the existing settlement boundary | |
| OS Grid Ref: 3127 7045 | Site Size (ha): 5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This site lies within relatively flat farmland immediately to the south of Burleigh Road and immediately west of Burleigh Castle. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: Residential and in combination with the Old Perth Road sites they are proposed to have a capacity for 250 to 300 homes | Initial Officer Comments The same sensitives/constraints still exist for this sites development and there is still a lack of housing land requirement for this site. The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study does not identify this land as a possible area for development, identifying it beyond the settlement edge with sensitive landscape features or views beyond and identifying that it would have an adverse effect on the setting of Burleigh Castle, views of town from the east and views to Lomond Hills. | |

| | | | |
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| Agricultural land | | | |
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Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. It is not in a waste water drainage hotspot. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk | Water, | Historic record of flooding within the | Check all the | - | Detailed FRA required at | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|-----------------------------------|---|--|--------------------------|---|---------------------------|
| | of flooding or could its development result in additional flood risk elsewhere? | Climatic Factors and Human Health | <p>Milnathort area (including Hattonburn)</p> <p>Potential for development of the site to increase the probability of flooding elsewhere</p> <p>Small areas at south east corner of the site next to the Burleigh burn appear within the SEPA medium risk of river flooding.</p> <p>Small central area and small area to the south within the site area are a SEPA medium risk of surface water flooding.</p> | GIS Layers for flood risk | | <p>planning application stage to define the area at risk and appropriate detailed design layout and levels, and also take into account culverts at the site</p> <p>Open space dedicated next to the watercourse must be defined by a FRA and protected in perpetuity for flood risk reasons</p> | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>It lies within the Loch Leven Valley catchment so there is a possible impact on this.</p> <p>Immediately north of the site there is a protected species recorded siting of swallow (Bern Convention Appendix 2)</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>It is envisaged that the new development would incorporate formal and informal green spaces and recreational areas. These will be designed to ease the transition between the development and the open countryside to the east and would provide managed access to the countryside beyond.</p> <p>HRA identified mitigation (not previously assessed but likely to be along the lines of the following).</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | | | <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | | | Loch Leven Catchment Area Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment Supplementary Guidance | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is the Burleigh burn immediately east of this site. | GIS aerial map/OS map/site visit | - | Development should be well set back from watercourse | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Milnathort Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is an adopted core path that runs along the Burleigh Road; a series of core paths from this provides a link to the Loch Leven Heritage Trail. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | The site is proposed for solely residential purposes. | Check CFS form | - | | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soils. It lies within class 3.1 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it can be delivered within the LDP timeframe. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect but is open to prevailing winds from the South West. | Check CFS form, aerial map and possibly site visit | - | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. Consider shelter planting through landscape framework. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks. | | - | Access road would need to be to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site lies within easy active travel distance of a bus stop and the shops in Milnathort but lies some distance from the Secondary school/services and enhanced shopping of Kinross. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | | | | and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not significantly affected by these constraints however there are small overhead pylons to south of site | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS and site visit</p> | - | Relocation of overhead cables if necessary? | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site lies within the Loch Leven and Lomond Hills Special Landscape Area | GIS layers for NSA, SLA | -- | <p>Ensure particular care over the layout and design of the development and improve the biodiversity and habitat linkages with Loch Leven through the Landscape Framework and set development well back from the burn.</p> <p>Open spaces should be designed to ease the transition between the development and the open countryside to the east and to protect views to Burleigh Castle.</p> | - |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies outwith the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study does not identify this land as a possible area for development, identifying it beyond the settlement edge with sensitive landscape features or views beyond and identifying that it would have an adverse effect on the setting of Burleigh Castle, views of town from the east and views to Lomond Hills.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | -- | <p>Ensure particular care over the layout and design of the development and improve the biodiversity and habitat linkages with Loch Leven through the Landscape Framework and proposed woodland and set development well back from the burn.</p> <p>Open spaces should be designed to ease the transition between the development and the open countryside to the</p> | - |

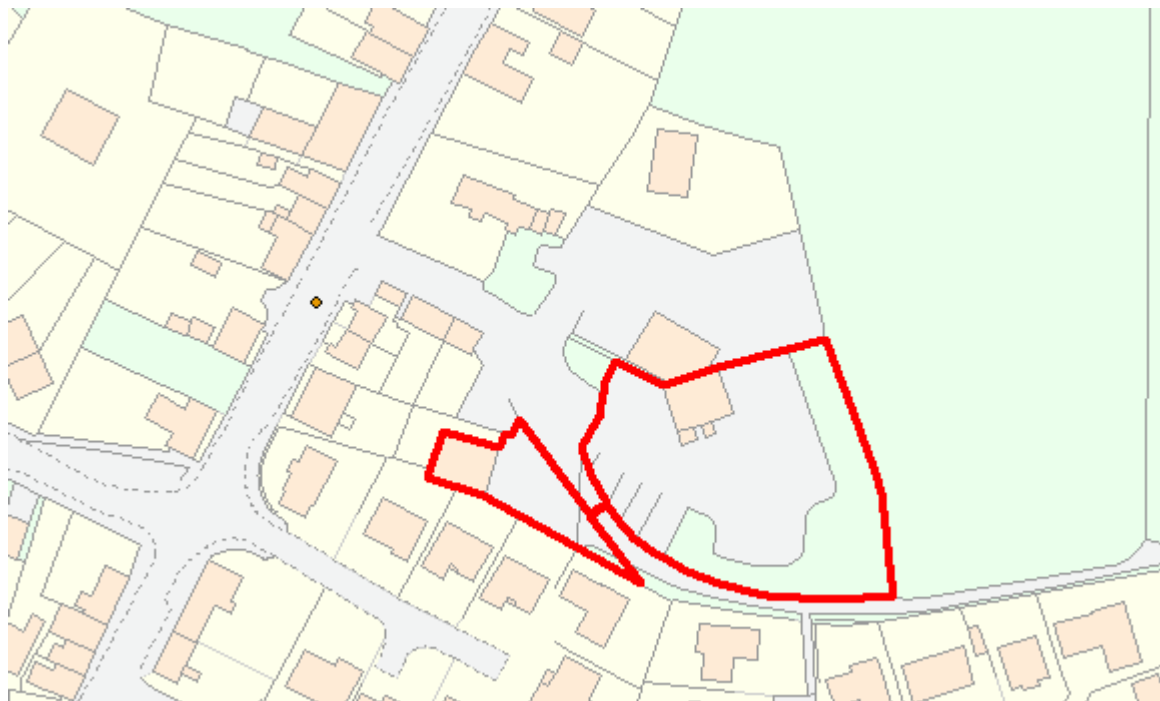
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Of significance are the spires of the Town Hall and Church located in the centre of the settlement and the Burleigh Castle to the east of this site which is a Schedule Monument and Category A listed building.</p> <p>There is also a Circus Rectilinear enclosure non- designated archaeological record.</p> | <p>GIS layers</p> <p>Listed building, SMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology</p> <p>Site visit</p> | - | <p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Particular consideration will be given to the setting of Burleigh Castle and a landscape buffer will be incorporated into the design in order to protect and enhance this scheduled monument.</p> <p>There will be a need to safeguard other important views, particularly those of the Milnathort Church and Milnathort Town Hall</p> | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | <p>Particular consideration will be given to the setting of Burleigh Castle and a landscape buffer/open space will be incorporated into the design in order to protect and enhance this scheduled monument.</p> <p>Potentially developable areas not to extend further east than existing Balfour Crescent?</p> <p>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</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | | | | features. | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites potential residential development is compatible with adjacent farmland and residential areas. | | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|--|--|--|
| Site Name: Milnathort 2 | Source of site suggestion: All landowners/interested parties identified/aware? Scott Strachan Architect on behalf of Stephen Clark | | Site History/Previous planning applications, existing local plan policies and proposals: This proposal is currently an existing employment area in the LDP. |
| Settlement: Milnathort | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: 92 | Outside or adjacent to a settlement boundary? Inside the existing settlement boundary | |
| OS Grid Ref: 3119 7043 | Site Size (ha): 0.6 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Consists of relatively flat land including existing buildings Moss Road yard offices and workshop adjacent to another yard to the north, with residential areas to the south. It has some attractive mature trees on its eastern boundary. The access out of the site has very compromised visibility looking right (due to a high stone wall). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Existing buildings yard, offices and workshop and MB cars premises. | Proposed Use: Residential development for 6 homes. | Initial Officer Comments Better to retain as an employment site given the need to ensure sufficient opportunity for employment opportunities and the lack of need for and better options for residential development. Given that there is adequate provision elsewhere in Kinross and Milnathort there is no need to release this site to satisfy the housing requirement during the Plan period and there is a better alternative option. | |

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Insert Location Plan



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Insert Photographs if available

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. It is not in a waste water drainage hotspot. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | Small area within the southern site (eastern end of) with a SEPA medium risk of surface water flooding. | Check all the GIS Layers for flood risk | - |  | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | It lies within the Loch Leven Valley catchment so there is a possible impact on this. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | <p>HRA identified mitigation (not previously assessed but likely to be along the lines of the following).</p> <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | | | Nature Conservation Sites Policy EP3A: Water Quality EP3B: Foul Drainage Policy EP3C: Surface Water Drainage Policy EP7: Drainage within the Loch Leven Catchment Area Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment Supplementary Guidance | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | It is not likely to affect habitat connectivity or wildlife corridors | GIS aerial map/OS map/site visit | 0 | | 0 |

Air Quality

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soils and it does not lie within prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | . | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it can be delivered within the LDP timeframe. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect and existing housing provides some shelter from prevailing winds. | Check CFS form, aerial map and site visit | - | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | There is a high stone wall at the junction with South Street which severely affects visibility to the right. This is unlikely to be within the landowner's control. | | - | Access road would need to be to the satisfaction of the Council as Roads Authority. | - |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | The site lies within easy active travel distance of a bus stop and the shops in Milnathort but lies some distance | GIS layer for bus stops has a 400m buffer | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | by public transport? | human health | from the secondary schools/services and enhanced shopping of Kinross. | so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There are no known constraints of this nature | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS and site visit | 0 | | 0 |
| | Does the proposal support a designated National Planning | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|--|---------------------------|
| | Framework national priority or a site identified in the Strategic Development Plan? | | | | | | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It will not affect any designated sites. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies within the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study identifies this land as being within the settlement.</p> <p>The site has some mature trees on the eastern boundary which contain the site.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | 0 | Retain trees on eastern boundary. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no features that would be affected by this proposal. | GIS layers Listed building, SMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | There are no features that would be affected by this proposal. | | 0 | | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites potential residential development would be directly adjacent to a builders yard to the north | OS map and site visit | - | | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|--|---|---|
| Site Name: Milnathort 3 | Source of site suggestion: All landowners/interested parties identified/aware? Joe Fitzpatrick on behalf of Adam Neilson Ltd | | Site History/Previous planning applications, existing local plan policies and proposals: This proposal is currently employment designation E21 in the LDP. The use of this site for residential has previously been explored through Planning application 07/00716/FLL which was refused by the Council and a subsequent appeal dismissed. The site lies adjacent to an established industrial area to the north, which raises concerns about compatibility issues in particular noise. |
| Settlement: Milnathort | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: 249 | Outside or adjacent to a settlement boundary? Inside the existing settlement boundary | |
| OS Grid Ref: 3119 7042 | Site Size (ha): 2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Consists of relatively flat land with one unused derelict building at the northern end of the site. There are existing business uses operating in the northern part of the site out of the old barns. There is a yard in the southern portion of the site and there are offices and there are offices adjacent to the south and west of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield industrial land, part of the existing Auld Mart Business Park with derelict buildings and storage yard | Proposed Use: Residential development | Initial Officer Comments Better to retain as an employment site given the need to ensure sufficient employment opportunities and the lack of need for and better options for residential development. The new SEPA flood risk data shows a much reduced area (western edge) is at risk of flooding whereas previously the whole site lay within a 1 in 200 | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. It is not in a waste water drainage hotspot. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS. | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes (but awaiting any further comment from Scottish Water) | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Small area on the western edge of the site lies within a SEPA medium risk of surface water flooding. | Check all the GIS Layers for flood risk | - | Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | It lies within the Loch Leven Valley catchment so there is a possible impact on this. | GIS layers SAC/SPA/SSSI/NNR/ | - | HRA identified mitigation (not previously assessed but likely to be along the lines of the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | <p>TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | | <p>following).</p> <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | | | Policy EP7: Drainage within the Loch Leven Catchment Area Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment Supplementary Guidance | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | It is not likely to affect habitat connectivity or wildlife corridors | GIS aerial map/OS map/site visit | 0 | | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area | Air | No | | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Milnathort Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | To the east there is an adopted core path that runs alongside the watercourse up till it meets with Auld Mart Road which eventually provides connection with the Loch Leven Heritage Trail. To the west there is a core path along South Street. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. A more direct footway connection between the core paths east and west of the site could be provided north of Kingfisher house and north of Station house. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | The site is proposed for solely residential purposes and would represent a loss of land allocated for employment. | Check CFS form | -- | Allocation as a mixed use site retaining some employment land is serviced alongside any housing development. | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? | Material Assets and | There is no peat within the soils or | GIS Layers for carbon | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | (see notes) | Soils | prime agricultural land. | richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | It is indicated that it can be delivered within the LDP timeframe. | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect and there is development to the south which will provide some protection from prevailing winds. | Check CFS form, aerial map and site visit | 0 | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Check with Transport team as necessary? - are we going circulate the sites to them for input? A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks. | | - | Access road would need to be to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site lies within easy active travel distance of a bus stop and the shops in Milnathort but lies some distance from the secondary schools/services and enhanced shopping of Kinross. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | | | | travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site does not appear to be affected by these constraints. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS and site visit | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | NPF3 and TAYplan SDP | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|-----------------------------------|--|---|--------------------------|--|---------------------------|
| | Will the site make use of existing buildings? | Material Assets | No, the existing buildings are not appropriate for conversion for residential use but appear suitable for the businesses currently located here. | GIS aerial map/site visit | -- | | -- |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | It would not affect any designated sites. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies within the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study identifies this land as being within the settlement.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | -- | | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material | N/a | GIS layer greenbelt | 0 | | 0 |

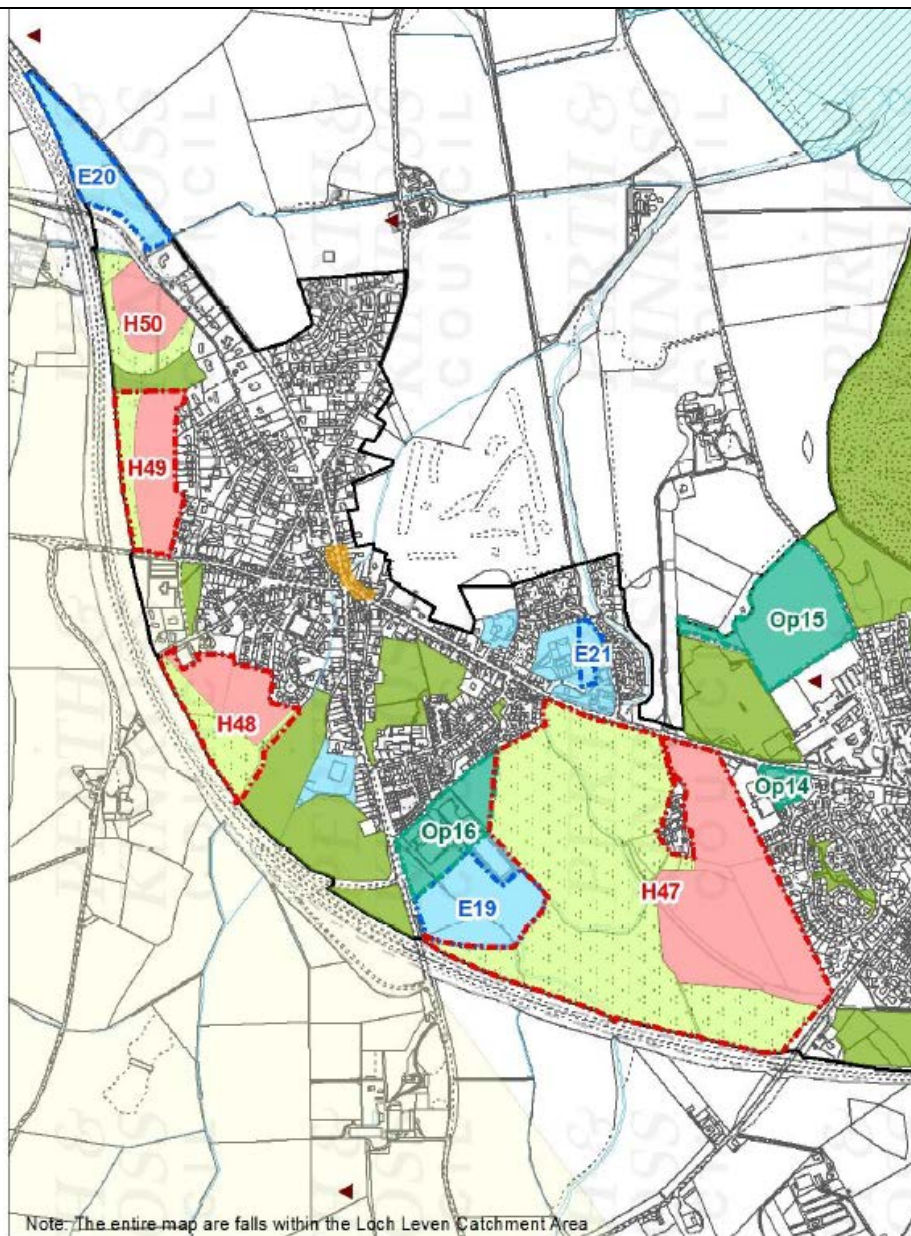
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | assets | | | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site boundary slightly overlaps at its western edge with a non-designated archaeology site for Milnathort Station. | GIS layers Listed building, SMs, Conservation Areas, Gardens and Designed Landscape Battlefields, Archaeology Site visit | - | Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Possibly 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. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites development for residential would be compatible with the offices and residential areas nearby but the existing use is also compatible. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are known constraints | Check CFS form | 0 | | 0 |

| | | | |
|---|--|--|--|
| Site Name: Milnathort E20 Old Perth Road | Source of site suggestion: Existing LDP site which no longer benefits from planning permission | | Site History/Previous planning applications, existing local plan policies and proposals: This site is supported in the current LDP but did not benefit from a full SEA assessment because at the time it benefitted from an outline planning permission which has since lapsed. |
| Settlement: Milnathort | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within the existing settlement boundary | |
| OS Grid Ref: 313007 705273 | Site Size (ha): 2.9 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). To the western end of the site is an open watercourse (Burleigh Burn), to the north the embankment of the M90 motorway and to the south the Old Perth Road (B996).The M90 is elevated in relation to the land providing a backdrop to the site and land rises to the north beyond the motorway. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: General employment use | Initial Officer Comments The site is close to the motorway, and the site would extend Milnathort further west. However new planting, together with the existing planting to the western and eastern edges of the site would provide a strong landscape framework to the site and secure a satisfactory landscape fit. When considering the planning application here land to the western edge of the site is low lying and was identified as liable to flood. Following a detailed flood appraisal and liaison with SEPA the suggested layout was amended to avoid the development of | |

| | | | |
|--|--|---|--|
| | | <p>this part of the application site. The effect of this change is to move any buildings and activities further away from the nearest noise sensitive properties to the west of the site. Also Noise Impact Assessments were submitted in relation to activities proposed but on the basis of the site specific assessments Environmental Health were satisfied that the proposals would be unlikely to result in complaints of noise nuisance.</p> <p>The area is considered to have archaeological potential given its proximity to prehistoric burial remains. Requirement for a programme of archaeological works and impacts on the historic environment to be avoided wherever possible through appropriate scheme location and design.</p> | |
|--|--|---|--|

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>Could it impact on public water supplies? (awaiting comment from Scottish Water)</p> <p>It is not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | <p>Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity)</p> | GIS Layer for existing network | | Policy EP3B | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Historic record of flooding within the Milnathort area (including Hattonburn)</p> <p>When considering the planning application here land to the western edge of the site is low lying and was identified as liable to flood.</p> <p>There is a small area of SEPA medium river flood risk at the western end and pockets of surface water flood risk throughout the site.</p> | Check all the GIS Layers for flood risk | 0 | <p>Following a detailed flood appraisal and liaison with SEPA the suggested layout was amended to avoid the development of this part of the application site.</p> <p>The FRA requirement would remain and DIA would also be required at the planning application stage to define area at risk and appropriate detailed layout and levels and SUDS.</p> | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | It lies within the Loch Leven Valley catchment so there is a possible impact on this. | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>There is a need for a landscape framework incorporating structural planting and this should be native species.</p> <p>HRA identified mitigation (not previously assessed but likely to be along the lines of the following).</p> <p>HRA identifies the following criteria to the developer requirements section:</p> <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | | | <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the Loch Leven Catchment Area</p> <p>Loch Leven SPA and Ramsar Site Advice for planning applicants for phosphorous and foul drainage in the catchment</p> <p>Supplementary Guidance</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity sites or interests that could be affected. | GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is a need for survey of existing trees. | GIS aerial map/OS map/site visit | - | There is a need for survey of existing trees and new native planting screen planting to the north of the site to screen the site from the motorway. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | N/A | GIS Layers for school catchments | - | N/A | 0 |
| | To what extent will the proposal affect the quality and quantity | Popl and human health | Burleigh burn runs through the southern edge of the site. | GIS layers for core paths | 0 | There is a need for survey of existing trees and new native | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | of open space and connectivity and accessibility to open space or result in a loss of open space? | or material assets | | and rights of way and maintained open space and existing LDP for open space allocations | | planting screen planting to the north of the site to screen the site from the motorway. Development will need to be sufficiently setback from the Burleigh Burn. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes the proposal is for employment generating uses | Check CFS form | + | | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soils but it does involve class 3.1 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | General market conditions have been poor so with these improving it is anticipated that it can be | Check CFS form | + | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|---|---------------------------|
| | | | delivered. | | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect | Check CFS form, aerial map and possibly site visit | - | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Access road would need to be to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site lies within a reasonable active travel distance (within 800 m) of a bus stop and the shops in Milnathort but lies some distance from the enhanced shopping of Kinross. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies within the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study did not specifically assess this area and identified it as one of the sensitive edges to Milnathort with important landscape features or views beyond.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>However this site would make a logical edge to the settlement here and new planting, together with the existing planting to the western and eastern edges of the site would provide a strong landscape framework to the site and secure a satisfactory landscape fit.</p> <p>However scenic views from the motorway would be affected by its development.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |

[illegible]

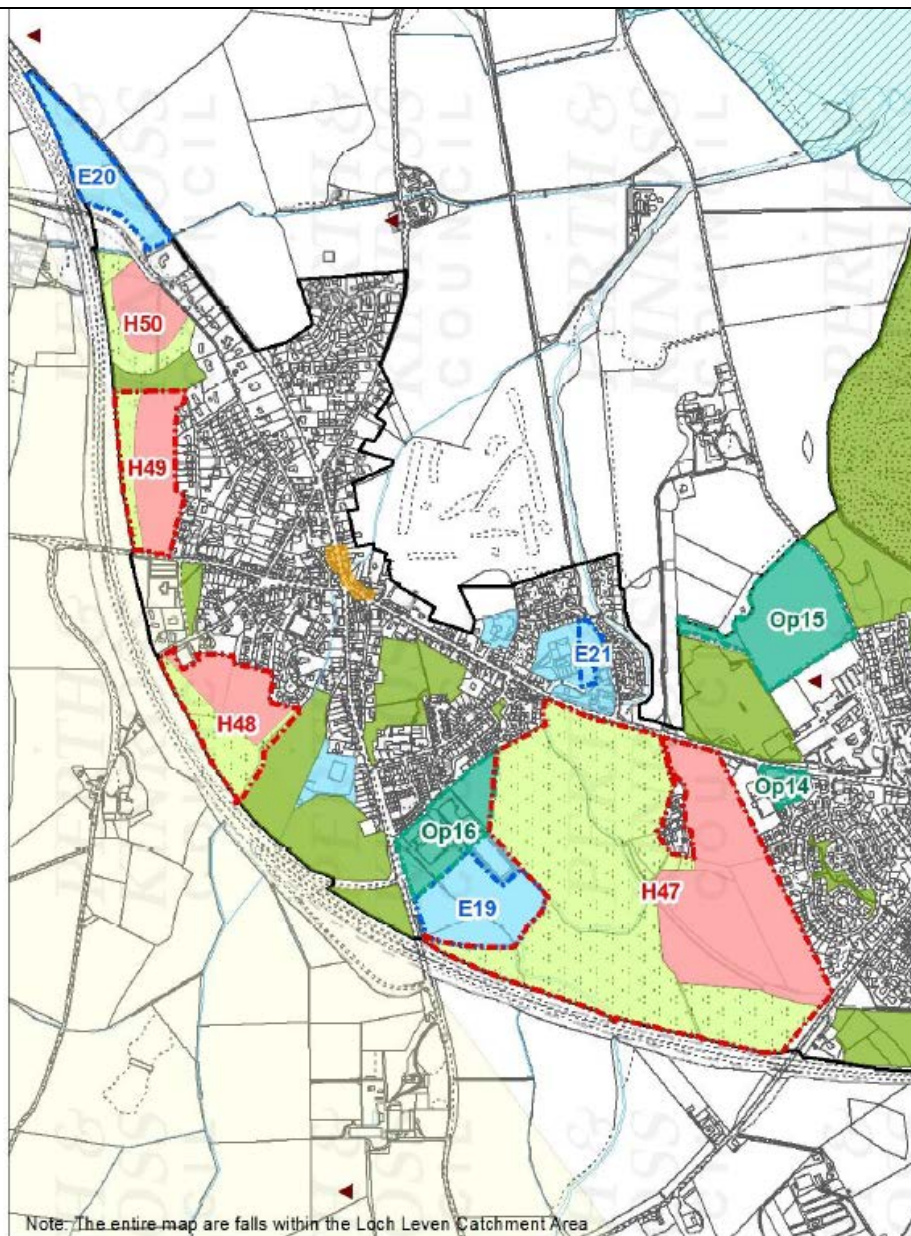
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|--|---------------------------|
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Proposed uses could potentially have impact on residential property bordering on the western edge of the site. | OS map and site visit | - | <p>During planning application process Noise Impact Assessments were submitted in relation to activities proposed but on the basis of the site specific assessments Environmental Health were satisfied that the proposals would be unlikely to result in complaints of noise nuisance.</p> <p>In relation to the potential issue of air quality, the imposition of a suitably worded condition on any planning approval could reserve for future approval mitigation measures for the control of air quality, odour and fumes arising from the activities of the proposed users.</p> <p>In relation to the potential issue of lighting the setback of built development from the western part of the site should ensure any injury to amenity from lighting at the site should not be materially significant.</p> | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints, general market conditions have affected delivery of the existing LDP sites but with this improving there | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|-------------------------------------|---|--------------------------|--|---------------------------|
| | | | should be no continuing constraint. | | | | |

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| Site Name: Milnathort H49 Pacehill | Source of site suggestion: Existing LDP site which no longer benefits from planning permission | | Site History/Previous planning applications, existing local plan policies and proposals: This site is supported in the current LDP but did not benefit from a full SEA assessment because it benefitted from an outline planning permission which has since lapsed. |
| Settlement: Milnathort | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Within the existing settlement boundary | |
| OS Grid Ref: 312306 705198 | Site Size (ha): 3.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site has relatively flat grassland sloping gently upwards to the southern part of the site. The site lies on north facing sloping land immediately to the north of Linden Park Road and immediately south of the motorway whilst to the east it is fringed by woodland and to the west lies North St. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential with an indicative capacity for around 50 homes. | Initial Officer Comments The site lies close to the motorway but it is considered that planting, acoustic barriers, layout and building specification can sufficiently address this. A proposed core path runs through the northern part of the site but there is opportunity to improve the amenity of this by enhancing with new native planting/linear park here. The western part of the site including the entrance to the site should be designed so as not to have a significant adverse impact on the B-Listed Orwell Parish Church. | |

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| Agricultural land | | Some north and eastern areas lie within a consultation zone for BP pipeline so design, layout and mitigation measures should be applied after consultation with HSE and operator. This did not seem to be picked up on at planning application stage previously and should be added as a specific developer requirement. | |
|-------------------|--|--|--|

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|----------------------|
| Insert Location Plan |
|----------------------|



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>It is not in a waste water drainage hotspot.</p> <p>There is not wetlands or boggy areas within the site.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Provided by application of policies (EC3) and (EP7) which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + must meet discharge consents at the waste water treatment works, and requiring appropriate SUDS.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes it lies close enough to the existing network (but awaiting further comment from Scottish | GIS Layer for existing | | Policy EP3B | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|---|---------------------------|
| | | | Water regarding capacity) | network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Historic record of flooding within the Milnathort area (including Hattonburn)</p> <p>The site is not affected by any of the SEPA flood risk layers for river, coastal or surface water risk.</p> | Check all the GIS Layers for flood risk | 0 | | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>It lies within the Loch Leven Valley catchment so there is a possible impact on this.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>It is envisaged that the new development would incorporate formal and informal green spaces and recreational areas.</p> <p>There is a need for survey of existing trees and a management plan and new native planting screen planting to the north of the site (as part of a linear park).</p> <p>HRA identified mitigation (not previously assessed but likely to be along the lines of the following).</p> <p>HRA identifies the following criteria to the developer requirements section:</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|---|---------------------------|
| | | | | | | <p>Construction Method Statement to be provided where the development site will affect a watercourse.</p> <p>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven SPA.</p> <p>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</p> <p>Existing measures within the LDP will provide an additional safeguard against any impact of this policy include:</p> <p>Policy NE1A: International Nature Conservation Sites</p> <p>Policy EP3A: Water Quality</p> <p>EP3B: Foul Drainage</p> <p>Policy EP3C: Surface Water Drainage</p> <p>Policy EP7: Drainage within the Loch Leven Catchment Area</p> <p>Loch Leven SPA and Ramsar Site Advice for planning applicants</p> | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
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| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is not sufficient capacity in Milnathort Primary school to cope with the projected growth. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is a core path that runs along the proposed northern linear park through the proposed woodland planting. There is opportunity therefore to improve the amenity of this route. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals including secure new woodland planting and a management plan for its maintenance. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | The site is proposed for solely residential purposes. | Check CFS form | - | | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no peat within the soils. There are some class 3.1 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | General market conditions have been poor so with these improving it is anticipated that it can be delivered. | Check CFS form | + | | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a principal south facing aspect but it is on a north facing slope. | Check CFS form, aerial map and possibly site visit | - | The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | A Transport Statement would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks. | | - | Access road would need to be to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site lies within easy active travel distance of a bus stop and the shops in Milnathort, and within a reasonable active travel (within 800 m) of the primary school but lies some distance from the Secondary school/services and enhanced shopping of Kinross. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|---|---------------------------|
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site lies outwith the Loch Leven and Lomond Hills Special Landscape Area. | GIS layers for NSA, SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site lies within the settlement boundary.</p> <p>The David Tyldesley and Associates Settlement Strategy Landscape Capacity Study identifies this area as having development potential with no landscape, settlement form and pattern or visual constraints.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | + | <p>Could reduce the prominence of existing buildings.</p> <p>New woodland planting to the north will help better integrate the development.</p> | ++ |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | N/a | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/ Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|---|--------------------------|--|---------------------------|
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The sites potential residential development is compatible with adjacent woodland and residential areas. The motorway could be an issue in terms of amenity. | OS map and site visit | - | Ensure appropriate design layout and building specification, plus acoustic screening and planting to suitably address noise. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | There are no known constraints, general market conditions have affected delivery of the existing LDP sites but with this improving there should be no continuing constraint. | Check CFS form | 0 | | 0 |

POWMILL

| | | | |
|---|--|--|---|
| Site Name: Powmill 1 | Source of site suggestion: All landowners/interested parties identified/aware? Curious W.W Ltd on behalf of the landowner Bob Kay. | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary. |
| Settlement: Powmill | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Powmill 1 | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 302177 698369 | Site Size (ha): 8.8 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Bounded to the north by the Aldi road, by Powmill Farm steading and the Gairney Burn to the south, by the A977 to the east and by Craiglaw poultry farm to the west. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Largely undeveloped arable grazing farmland but does include the café and associated access and car park. | Proposed Use: Mixed Use with energy centre, farm shop, crèche, business hub, equestrian centre, assisted living and residential. | Initial Officer Comments LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities available within Powmill. This means that the justification for any site has to be about delivering benefits and it is considered that there are no significant (deliverable) wider benefits to this proposal. | |

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| | | <p>This proposal is proposed to replace existing allocations in the village but the preferred strategy is to support the brownfield development of the Gartwhinzean Hotel and steading which has planning permission until 31st March 2016.</p> <p>The scale of the proposal is considered to be inappropriate, there is a flood risk issue to south (which also causes an issue with connection to existing settlement), access difficulties, and it is conspicuous on high ground and could dominate the village, and would detract from linear form, important to landform of the burn, and relationship of village with Gairney Burn.</p> <p>There is also a poultry farm to the immediate east of the site and residential development would need to be sufficiently set back, Scottish Government guidance suggests 400 m back and this would have a significant impact on proposals.</p> | |
|--|--|---|--|

Insert Location Plan

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Significant areas of SEPA river flooding to the south of the site. The developable area will be affected by flooding issues. There are also field drains to the north of the site | Check all the GIS Layers for flood risk | -- | Requirement for a FRA and for design and layout to reflect its outcomes. Apply policy EC3 re SUDs | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It will not result in habitat fragmentation. There are some trees bounding the site. | GIS aerial map/OS map/site visit | 0 | Retention of trees where possible and compensatory planting if necessary, and requirement for a suitable landscape framework | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Yes the current spare capacity of Fossoway primary is limited. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | LDP for open space allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | The proposal is for a mixed use development including employment uses and could help an existing business to relocate and expand. | Check CFS form | ++ | | ++ |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site layout could make the most of the south facing slope and aspect but is relatively open. | Check CFS form, aerial map and possibly site | - | Design and layout to maximise opportunities for solar gain and shelter planting to the south. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Difficulty to provide an appropriate access strategy here and appropriate connections to the existing road network (only one access indicated from Aldi road). | . | - | | - |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Partially lies within 400 m of an existing bus stop, but the primary school is in Crook of Devon. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | <p>at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. It should be noted that the Reporter when considering LDP1 took a very strict interpretation of this approach and removed or reduced the size of a number of sites in the smaller settlements with limited services. One example of this being the reduction of a site in Powmill from 120 units to 30 units. This means that the justification for any site has to be about delivering benefits and it is considered that there are no wider benefits to this proposal | Check NPF3 and TAYplan SDP | -- | There is no significant wider benefit (when compared against the existing allocations in the village to redevelop brownfield land) to justify further consideration of this proposal. | -- |
| | Will the site make use of | Material | No | GIS aerial | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|---|---|--|--|--|--------------------------|---|---------------------------|
| | existing buildings? | Assets | | map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The David Tyldesley and associates Landscape Capacity Study identifies this as conspicuous on high ground and could dominate the village, detracts from linear form, important to landform of the burn, and relationship of village with Gairney Burn. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | A strong landscape framework provided by planting to the southern and western edges would help contain the site better. | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby however it lies immediately east of Craighlaw Poultry Farm. Scottish Government publication Prevention of Environmental Pollution from Agricultural Activity paragraph 13.14 states ‘When designing new buildings, consider their siting in relation to residential accommodation, and avoid sites within 400m of such developments.’ | OS map and site visit | -- | Ensure that the residential properties are a sufficient distance away from the Poultry farm. | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Potentially marketability given proximity to the sewerage works | Check CFS form | - | | - |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

RUMBLING BRIDGE

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|--|---|---|--|
| Site Name: Rumbling bridge 1 | Source of site suggestion: All landowners/interested parties identified/aware? Cockburn Consultants on behalf of the landowner the Johnson family | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary. Resisted through previous LDP, and reporter agreed with Council's position. A planning application was refused by the Council and dismissed at appeal during 2014 and a new planning application has recently been submitted which is also contrary to the Development Plan. |
| Settlement: Rumbling Bridge | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rumbling bridge 1 | Outside or adjacent to a settlement boundary? outwith | |
| OS Grid Ref: 301597 699823 | Site Size (ha): 1.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is bounded by the nursing home and River Devon to the south, with roads and properties to the north (to Naemoor road in Crook of Devon) and to the west (Main road), whilst it is open to the east. It is an undulating site and there is a mound within the eastern part of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Building materials storage, equestrian use, open fallow grassland. | Proposed Use: Residential courtyard style proposal although the landowner would be open to a local shop being provided as part of the proposal. | Initial Officer Comments LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities available within Rumbling Bridge. This means that the | |

| | | | |
|--|--|--|--|
| | | <p>justification for any additional site has to be about delivering benefits and it is considered that there are insufficient wider benefits to this proposal (it is considered unlikely that a shop would be interested in this location and no evidence of interest is provided).</p> <p>For LDP1 the Reporter concluded that, “a landscape capacity study highlighted that this open field (R3) near the gorge is an important feature of the landscape character of this part of the village. Its development for housing, even at a low density, would detract from the attractive rural character of the village, and is unnecessary having regard to the other opportunities for infill development within the settlement boundary.”</p> <p>These conclusions still remain relevant and this site is not considered an option in the MIR.</p> | |
|--|--|--|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | No | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It would not result in habitat fragmentation. There are some trees adjacent to and bounding the site. | GIS aerial map/OS map/site visit | 0 | Suitable setback from existing trees adjacent to the site | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Fossoway primary school is nearing capacity. | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No, it is suggested that the landowner would be open to a shop being part of the proposal, but this | Check CFS form | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| | | | seems unlikely to happen. | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a south facing aspect, and there is some shelter from prevailing winds | Check CFS form, aerial map and possibly site visit | + | Design and layout to maximise opportunities for solar gain. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | . | 0 | In accordance with the Roads Authority | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Lies within 400 m of an existing bus stop, but the primary school and services in Crook of Devon are beyond easy active travel distance. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No but there is an overhead line 33 kv which runs roughly east-west through the site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. | Check NPF3 and TAYplan SDP | -- | There is no wider benefit to justify further consideration of this proposal. | -- |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | This site was considered by the David Tyldesley and Associates Landscape Capacity Study which identified this area of land as a sensitive edge to the settlement with important landscape features or views beyond. The conclusion of this report states that 'Development of the open field in the village north of the nursing home would (be) inappropriate' identifying both landscape | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | -- | There are sufficient infill opportunities identified within Rumbling Bridge and this sites development would have a negative impact on the rural character of the village. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|---|--|---|--------------------------|--|---------------------------|
| | | | constraints and development not being consistent with the settlement pattern.' | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | landscape) | | Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby. | OS map and site visit | 0 | 0 | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

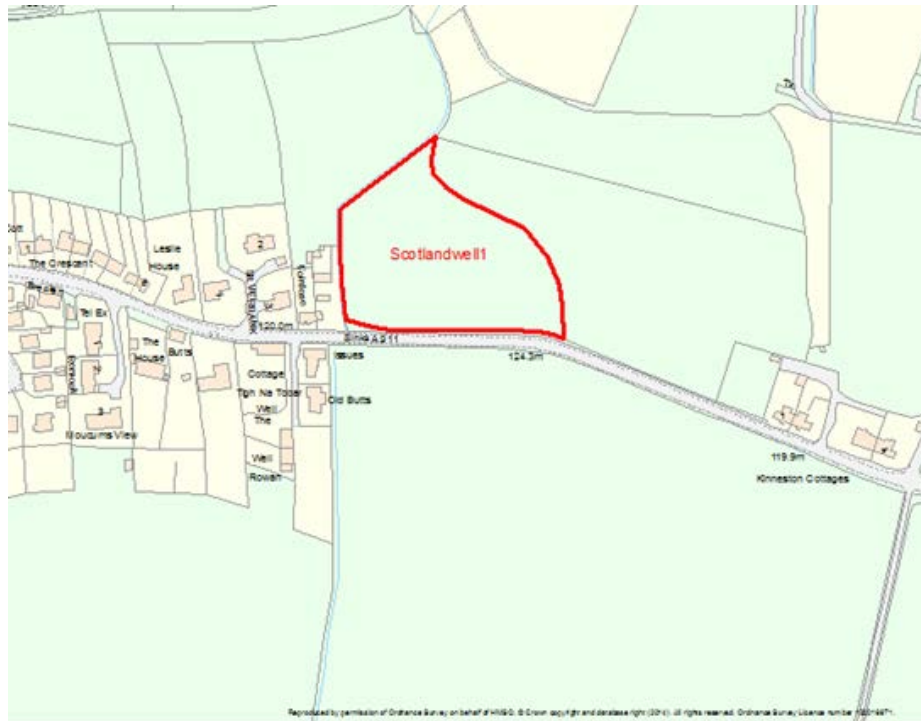
| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

SCOTLANDWELL

| | | | |
|--|---|--|---|
| Site Name: Scotlandwell 1 | Source of site suggestion: All landowners/interested parties identified/aware? Bidwells on behalf of the landowner Kinneston. | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary. |
| Settlement: Scotlandwell 1 | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Scotlandwell 1 | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: 319069 701516 | Site Size (ha): 1.1 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is bounded by Leslie road to the south and will be bound on its eastern side by a new road required for the extraction of forestry timber, surrounding land uses comprise residential, agricultural and equestrian. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land - arable | Proposed Use: Residential | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Scotlandwell. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered | |

| | | | |
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| | | <p>that there are no significant wider benefits to this proposal.</p> <p>Also this sites development would have a negative impact on the character of the village, and its conservation area and promote ribbon development</p> | |
|--|--|---|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | No there is only a small amount of surface water flood risk to along the northern boundary where there would be no built development. | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It would not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | Framework planting would be required to the east and north of this site for landscape reasons. | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it does not have any prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a south facing aspect, and there is some shelter from prevailing winds from residential areas to the west | Check CFS form, aerial map and possibly site visit | + | Design and layout to maximise opportunities for solar gain. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | . | 0 | In accordance with the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | Lies within 400 m of an existing bus stop, but the primary school in Kinnesswood and a lot of other | GIS layer for bus stops has a 400m buffer | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | by public transport? | human health | services are outwith the community and beyond easy active travel distance. | so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |
| | Does the proposal support a | Material | LDP requires to be compatible with | Check NPF3 | -- | There is no significant wider | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| | designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Assets | TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. | and TAYplan SDP | | benefit to justify further consideration of this proposal. | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | This site lies within the Loch Leven and Lomond Hills SLA There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, and promote ribbon development | GIS layers for NSA, and SLA | -- | Framework planting to the north and east. | -- |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, and promote ribbon development | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | -- | Framework planting to the north and east. | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Yes it lies adjacent to the conservation area.</p> <p>There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, and promote ribbon</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and</p> | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | development. | Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with residential areas nearby. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

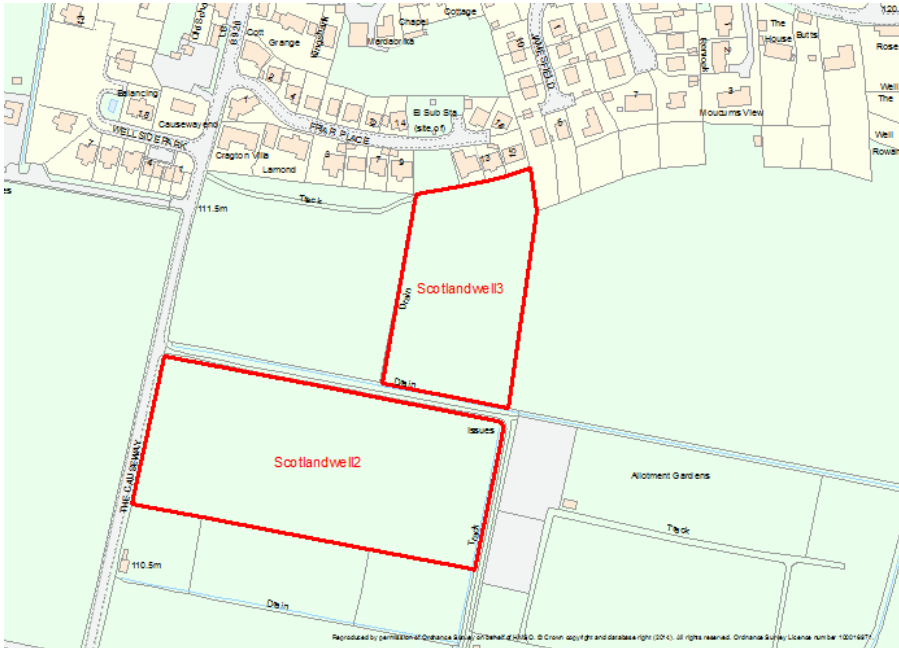
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|--|---|
| Site Name: Scotlandwell 2 | Source of site suggestion: All landowners/interested parties identified/aware? TMS Planning on behalf of the landowners Mr and Mrs Esparon | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary and site H54. |
| Settlement: Scotlandwell 2 | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Scotlandwell 2 | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: 319069 701516 | Site Size (ha): 2.5 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). South facing aspect which is open to the south leaving it exposed to prevailing winds until any framework planning is established. It lies immediately south of the allocated H54 and east of allotment gardens. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land – arable but it is currently unused. | Proposed Use: Residential use in the western section of the site (circa 1.5 ha) and a community woodland on land to the east (1 ha) | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Scotlandwell. This means that the justification for any additional site in a non-tiered settlement site has to be about delivering benefits and it is considered that there are no significant wider | |

| | | | |
|--|--|---|--|
| | | <p>benefits to this proposal.</p> <p>Whilst there could be some benefit from the provision of community woodland there are sufficient housing opportunities within Scotlandwell and almost the entire site lies within the SEPA medium river flood risk for the River Leven making it an unsuitable site for development. The scale of development proposed (alongside H54) is also out of keeping with the character of the village.</p> | |
|--|--|---|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Yes it lies almost entirely within SEPA medium river flood risk and there is also surface water flood risk on the eastern third of the site | Check all the GIS Layers for flood risk | -- | | -- |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by | Bio flora and | The current landuse is agricultural. It would not result in habitat | GIS aerial map/OS | ++ | | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | the proposal – will it result in habitat fragmentation or greater connectivity? | fauna | fragmentation. Community woodland is proposed for an eastern 1 ha area and framework planting would be required to the south. | map/site visit | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No Portmoak Primary School is nearing capacity | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is organo- mineral soil with peat content. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Requirement for an appropriate peat survey and management plan; <ul style="list-style-type: none"> Any disturbance or excavation be minimised; and Suitable mitigation measures implemented to abate carbon emissions | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a south facing aspect, but is a pretty open site. | Check CFS form, aerial map and possibly site visit | 0 | Design and layout to maximise opportunities for solar gain. Shelter planting to the south and east. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | . | 0 | In accordance with the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Lies within 400 m of an existing bus stop, but the primary school in Kinnesswood and a lot of other services are outwith the community and beyond easy active travel distance. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. It should be noted that the Reporter when considering LDP1 took a very strict interpretation of this approach and removed or reduced the size of a number of sites in the smaller settlements with limited services. One example of this being the reduction of a site in Powmill from 120 units to 30 units. This means that the justification for any site has to be about delivering benefits. The proposal includes community woodland to the east of the site on 1 hectare site which mitigates the impact on the spatial strategy although it is still contrary to it. | Check NPF3 and TAYplan SDP | - | | - |
| | Will the site make use of | Material | No | GIS aerial | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | existing buildings? | Assets | | map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | <p>This site lies within the Loch Leven and Lomond Hills SLA</p> <p>There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, due to its scale alongside H54.</p> <p>Framework planting to the south and community woodland proposed for 1 hectare of the site.</p> | GIS layers for NSA, and SLA | -- | | -- |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, due to its scale alongside H54.</p> <p>Framework planting to the south and community woodland proposed for 1 hectare of the site.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Yes it lies close to the conservation area.</p> <p>There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,</p> | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with the allotments and the LDP housing allocation H54. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

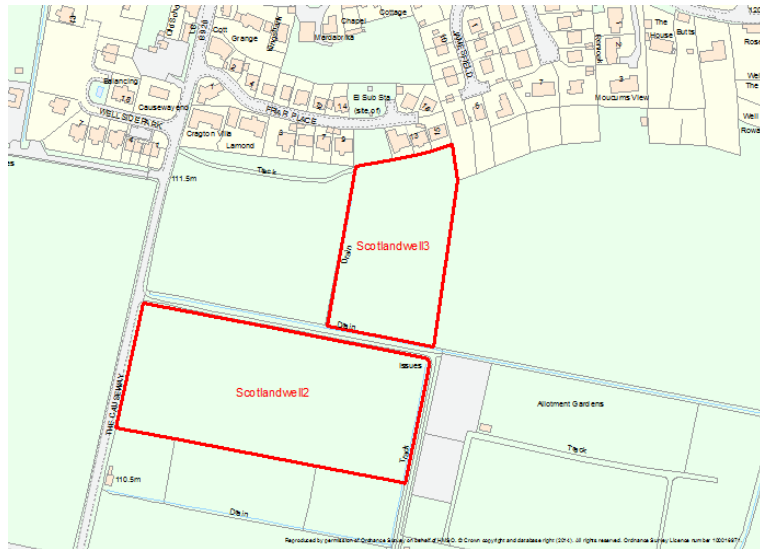
Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|---|---|
| Site Name: Scotlandwell 3 | Source of site suggestion: All landowners/interested parties identified/aware? Montague Evans on behalf of the landowner John Beales | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies outwith but adjacent to the settlement boundary and site H54. Previously rejected through LDP and reporter supported the Council's position. |
| Settlement: Scotlandwell 3 | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Scotlandwell 3 | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: 318678 701406 | Site Size (ha): 1.2 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The land located south of the open space at Friar Place allocated within the current Local Development Plan. The burial ground lies to the north and there is a grassed area to the south of this. The area currently provides open views south to the countryside. The allocated H54 housing site lies to the immediate west of the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land. | Proposed Use: Residential and extended open space (extended onto existing provision to the north of the site). | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Scotlandwell. This means that the justification for any additional site in a non-tiered | |

| | | | |
|--|--|--|--|
| | | <p>settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal.</p> <p>The scale of development proposed (alongside H54) is out of keeping with the character of the village. This proposal would also interrupt views out from village over important greenspace and would affect the connection between the conservation area and the countryside beyond.</p> | |
|--|--|--|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | No | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is agricultural. It would not result in habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | Framework planting to the east and south | + |
| Air Quality | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No Portmoak Primary School is nearing capacity | GIS Layers for school catchments | - | Proportional developer contributions will be sought towards primary education provision. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There are no core paths within the site and there is no maintained open space within the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or | Material | Greenfield | GIS aerial | - | Greenfield | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|--|---------------------------|
| | brownfield land? | Assets and Soils | | map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is organo mineral soil with peat content. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Requirement for an appropriate peat survey and management plan; <ul style="list-style-type: none"> Any disturbance or excavation be minimised; and Suitable mitigation measures implemented to abate carbon emissions | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a south facing aspect, but is a pretty open site. | Check CFS form, aerial map and possibly site visit | 0 | Design and layout to maximise opportunities for solar gain. Shelter planting to the south and east. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | . | 0 | In accordance with the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | Lies within 400 m of an existing bus stop, but the primary school in | GIS layer for bus stops has | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | by public transport? | human health | Kinnesswood and a lot of other services are outwith the community and beyond easy active travel distance. | a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, due to its scale alongside H54. Some open space provision adjacent to the existing is proposed however it would still interrupt views out from village over important greenspace and would affect the connection between the conservation area and the countryside beyond. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Yes it lies adjacent to the conservation area.</p> <p>There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village.</p> <p>Some open space provision adjacent to the existing is proposed however it would still interrupt views out from village over important greenspace and would affect the connection between the conservation area and the countryside beyond.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | | - |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with | N/a | | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | landscape | | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with the allotments and the LDP housing allocation H54. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| | | | |
|--|--|---|--|
| Site Name: Scotlandwell 4 | Source of site suggestion: All landowners/interested parties identified/aware? Landowner Angela Morrison | | Site History/Previous planning applications, existing local plan policies and proposals: The site lies mainly the settlement boundary although the land directly adjacent to Leslie Road lies within. |
| Settlement: Scotlandwell 4 | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Scotlandwell 4 | Outside or adjacent to a settlement boundary? Outwith | |
| OS Grid Ref: 318657 701724 | Site Size (ha): 0.9 hectares | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies close to the centre of the village, is south facing and there are mature trees to the north, west and partially along the eastern boundary which provides some shelter. It is bounded by a track to the north, Leslie Road to the south and residential properties Arkle Cottage to the west and Applerigg to the east. Most of the site is backland with no road frontage. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Vacant land. | Proposed Use: Residential | Initial Officer Comments LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. There are already sufficient housing opportunities within Scotlandwell. This means that the justification for any additional site in a non-tiered | |

| | | | |
|--|--|---|--|
| | | <p>settlement site has to be about delivering benefits and it is considered that there are no significant wider benefits to this proposal..</p> <p>In any case proposal would have a significant negative impact on the conservation area and on the settlement pattern/form being backland development with no frontage.</p> | |
|--|--|---|--|

Insert Location Plan



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Possibly. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Apply policy EC3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | Yes but with regard to current capacity in the public drainage network (Scottish Water will advise further). | GIS Layer for existing network | - | Policy EP3B | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | No | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Possible but it is not within the Loch Leven catchment and there are no designated sites. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Policy EP3B | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The current landuse is vacant grassland. It would not result in habitat fragmentation. Framework planting to the north, and it is proposed that the gardens (riggs) of the properties could be used for local food production. | GIS aerial map/OS map/site visit | + | | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | Greenfield | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | It is mineral soil with no peat content and it is not prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | 0 | | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site does have a south facing aspect, and there are mature trees to the west north and partially along the western boundaries of the site. | Check CFS form, aerial map and possibly site visit | + | Design and layout to maximise opportunities for solar gain. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | . | 0 | In accordance with the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | Lies within 400 m of an existing bus stop, but the primary school in Kinnesswood and a lot of other | GIS layer for bus stops has a 400m buffer | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | by public transport? | human health | services are outwith the community and beyond easy active travel distance. | so you can see if it is within easy active travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | | 0 |
| | Does the proposal support a | Material | LDP requires to be compatible with | Check NPF3 | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Assets | TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. | and TAYplan SDP | | | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | This site lies within the Loch Leven and Lomond Hills SLA There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, as the majority of the proposal is for backland development which is not in keeping with the historic settlement pattern. | GIS layers for NSA, and SLA | -- | | -- |
| Non designated landscape features and key landscape interests | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, as the majority of the proposal is for backland development which is not in keeping with the historic settlement pattern. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | N/a | GIS layer for waste management sites | n/a | | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | N/a | Check Zero Waste Plan | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Yes it lies within the conservation area.</p> <p>There are sufficient opportunities identified within Scotlandwell and this sites development would have a negative impact on the character of the village, as the majority of the proposal is for backland development which is not in keeping with the historic settlement pattern.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | | -- |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | N/a | | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | It is compatible with the residential properties. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

Scoring – two columns have been added in the event that it is useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

| | | | | |
|------------------------|----------|---------|---------|-----------------------|
| ++ | + | 0 | - | -- |
| Significantly positive | positive | neutral | adverse | Significantly adverse |



Perth and Kinross Council

Local Development Plan 2
SEA Environmental Report
Appendix E
Strathearn (5)

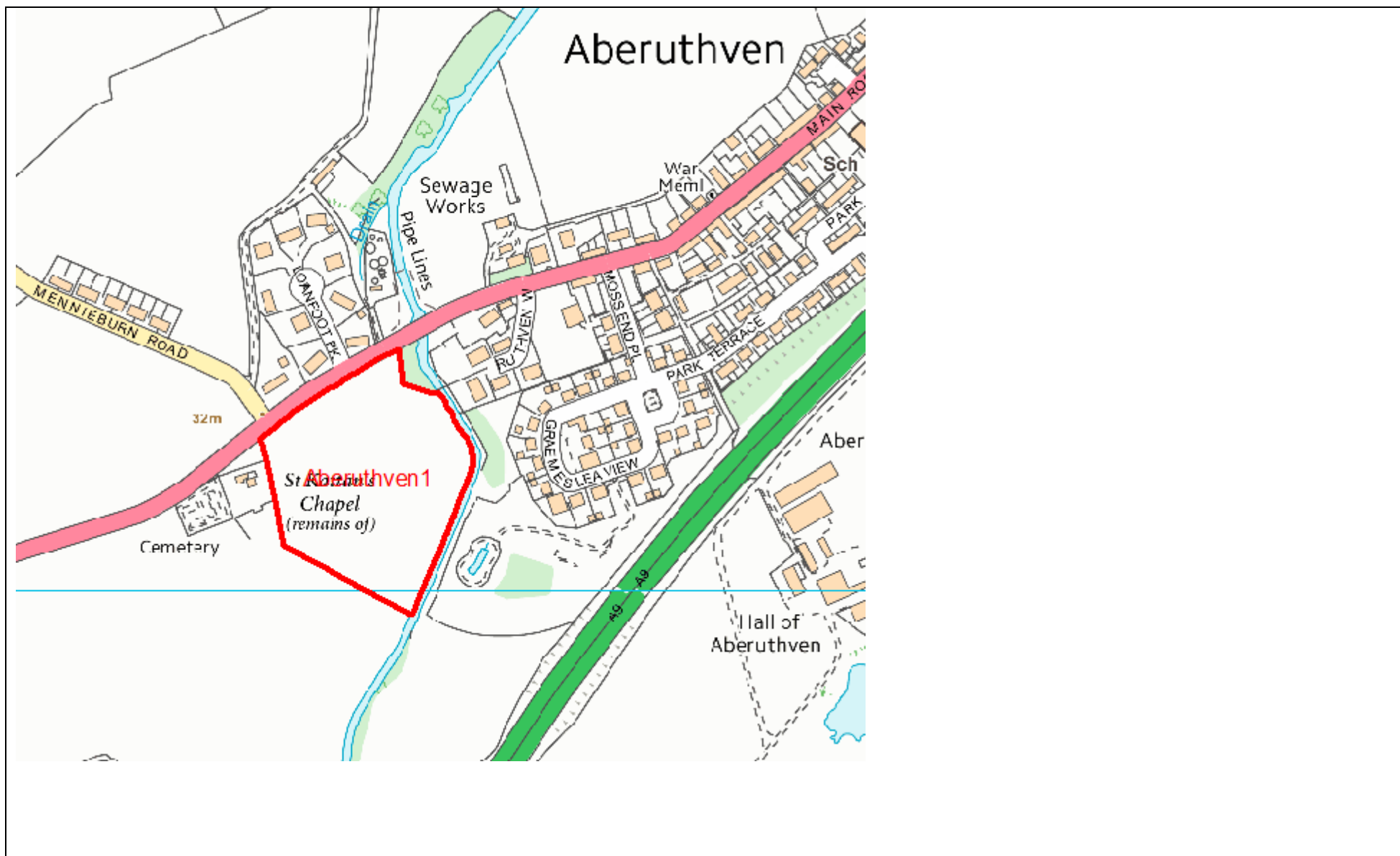
December 2015



ABERUTHVEN

| | | | |
|--|--|---|---|
| Site Name: Aberuthven 1 | Source of site suggestion: Call for sites, I+H Brown All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site not submitted in previous call for sites |
| Settlement: Aberuthven | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Aberuthven 1 | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 3 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site slopes from the roadside on the north to the Ruthven Water on its east and south side. There is some boundary planting. To the west lie St Kattan's chapel and cemetery and there is housing to the north and east within the settlement boundary |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is undeveloped greenfield, currently in agricultural use | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |

Insert Location Plan



Insert Photographs if available

| |
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| |
|--|

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The Ruthven Water river runs along the site's south and east boundaries and the SUDS pond for a nearby housing development (Graemlea View) lies beyond the river to the west.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> <p>Development should be set back from watercourses</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>There is medium risk of surface water flooding at a small part in the south of the site. And in the wider area there are limited pockets of surface water flooding.</p> <p>However a significant part of the site (it's eastern half) is at medium risk of flooding from the Ruthven Water</p> | Check all the GIS Layers for flood risk | -- | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Not in a SAC/SPA/SSSI</p> <p>Protected species identified at site include Snowdrops, Buzzard; and in nearby area include European Otter and Red Squirrel</p> <p>Not in River Tay catchment</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | -- | <p>Application of Policy NE3 Biodiversity.</p> <p>Retain trees and planting on site. Development to be set back from Ruthven Water</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The perimeter trees and planting, and the line of the Ruthven Water are highly likely to be functioning habitats. | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts. Application of policy EP3D, no culverting of watercourses. Development set back from watercourses | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Aberuthven Primary at 85%) | GIS Layers for school catchments | -- | Application of Policy PM3 for education contribution | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is a core path passing along the roadside to the north of the site, and along the line of the Ruthven Water, partly within the site. The adjacent cemetery and old churchyard to the west is maintained | GIS layers for core paths and rights of way and maintained open space | - | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. Application of policy CF2 to | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | open space by the Council | and existing LDP for open space allocations | | maintain and enhance access to core path network | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment use is proposed, no loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland. Entire site is prime agricultural land (category 3.1). No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Application of Policy ER5 to prevent loss of prime agricultural land | -- |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in ownership of housebuilder | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is orientated away from prevailing SW winds and has a relatively open aspect to take advantage of solar gain | Check CFS form, aerial map and possibly site | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | visit | | measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access likely to be taken from A824 Main Road. Connection to the A9 trunk road either north through the village, or south via Auchterarder | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The village has a primary school but few other facilities. There are bus stops north and south adjacent to the site on the A824 Main Road | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Consider extension of bus services | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Not in a NSA or SLA. Some woodland on site and in surrounding area is designated SNWI | GIS layers for NSA, and SLA | - | Application of policy NE2 to protect existing tree and woodland | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is adjacent to but immediately outside the settlement boundary. It sits on the Ruthven Water and forms an attractive setting to the ruined chapel and cemetery / churchyard to the west. It also provides a sympathetic separation from the settlement. The site is highly visible from the A9 trunk road | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Existing established woodland provides a landscape framework for the site. Woodland should be retained. | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |

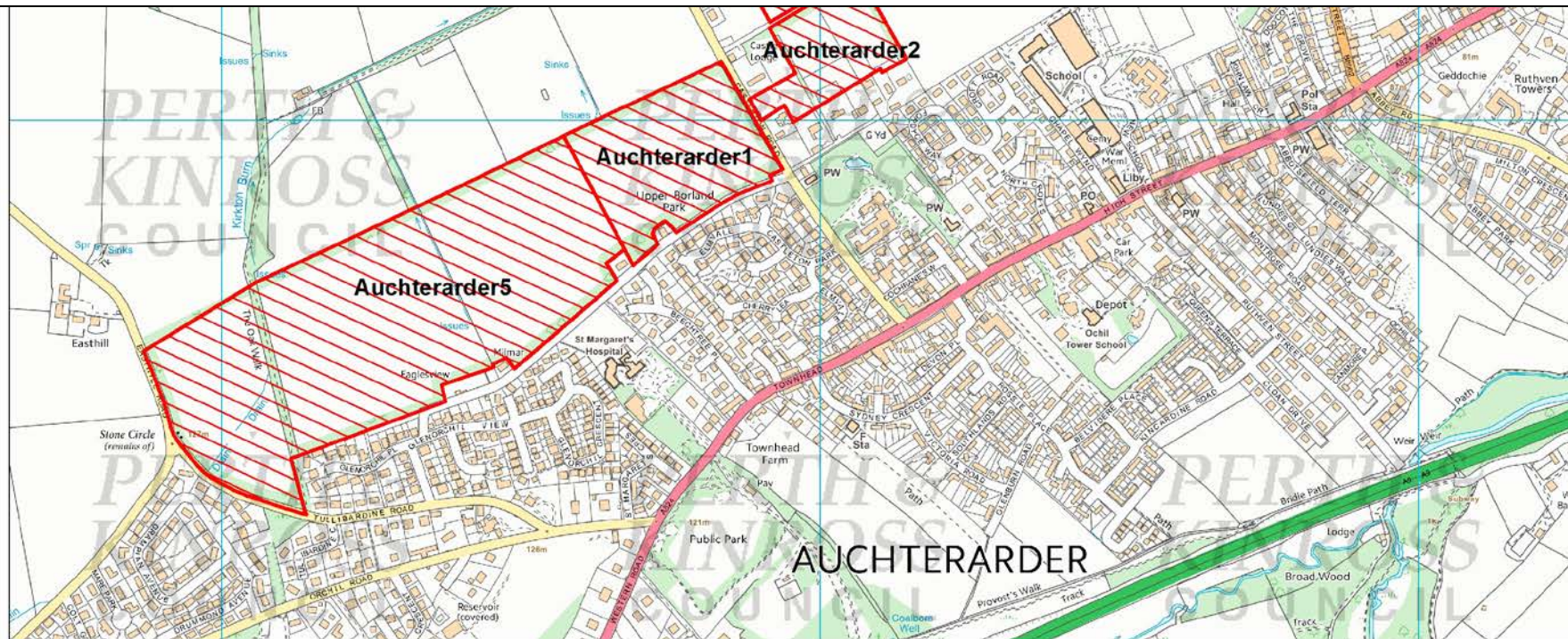
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>There is a Scheduled Monument, the Montrose mausoleum and St Kattan's Chapel, immediately to the west. The area around the monument is noted for its archaeological features including the burial ground.</p> <p>The Montrose mausoleum is Category A listed, and the St Kattan's Chapel and the old part of St Kattan's church yard are Category B listed</p> <p>The site also contains an area of archaeological interest – The Corn Mill and lade, associated with the Ruthven Water.</p> <p>The surrounding area contains extensive archaeological features.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | -- | Application of policy HE1 and He2 to avoid adverse impacts on the historic environment wherever possible through appropriate scheme location and design | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing with be compatible with the neighbouring developed uses, which include housing to the east and north. There is a sewage works just downstream of the site on the Ruthven Water. The proposed development of the site is likely to be incompatible with the historic mausoleum and churchyard to the west | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

AUCHTERARDER

| | | | |
|---|---|---|---|
| Site Name: Auchterarder 1 | Source of site suggestion: All landowners/interested parties identified/aware? | King Group | Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered as part of the Auchterarder Expansion Framework and the Strathearn Local Plan, but was not taken forward at that time |
| Settlement: Auchterarder | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 6 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is open and slopes gently to the north on the edge of the settlement. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): the site is in agricultural use and is undeveloped | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



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Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later.</p> <p>The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is no risk of flooding at the site | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site is not in an SAC or SPA</p> <p>It is not in an SSSI or NNR</p> <p>The sites are delineated by hedges with some trees.</p> <p>There are no protected species.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Retain mature trees where possible</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are woodlands on the site that should be retained | GIS aerial map/OS map/site visit | - | <p>Retain mature trees.</p> <p>Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths</p> | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The site is on greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | <p>There is no contamination issue at the site.</p> <p>There is no peat rich soil at the site</p> <p>Most of the site is not category 1, 2, or 3.1 although the northern part of the site has some category 3.1 soil</p> | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The agent assert that the site can be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | <p>The site is generally level, and open.</p> <p>Apart from existing tree belt, there is little shelter already in place at the site.</p> | Check CFS form, aerial map and possibly site visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site has Castleton Road adjacent and could connect to the existing road network | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |
| | Is the site close to a range of facilities? Can these be accessed | Climatic factors and | The town centre is within walking distance and there are bus stops at Glenorchil Terrace and Castleton | GIS layer for bus stops has a 400m buffer | - | Application of policy TA1 that requires development proposals to be well served and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | by public transport? | human health | Road | so you can see if it is within easy active travel distance Check distance to local services and amenities | | easily accessible by all modes of transport, while reducing travel demand by car | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There is a gas pipeline to the north of the site, although the site is wholly outside the consultation zone | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | 0 | n/a | 0 |
| | Does the proposal support a | Material | None | Check NPF3 | n/a | n/a | n/a |

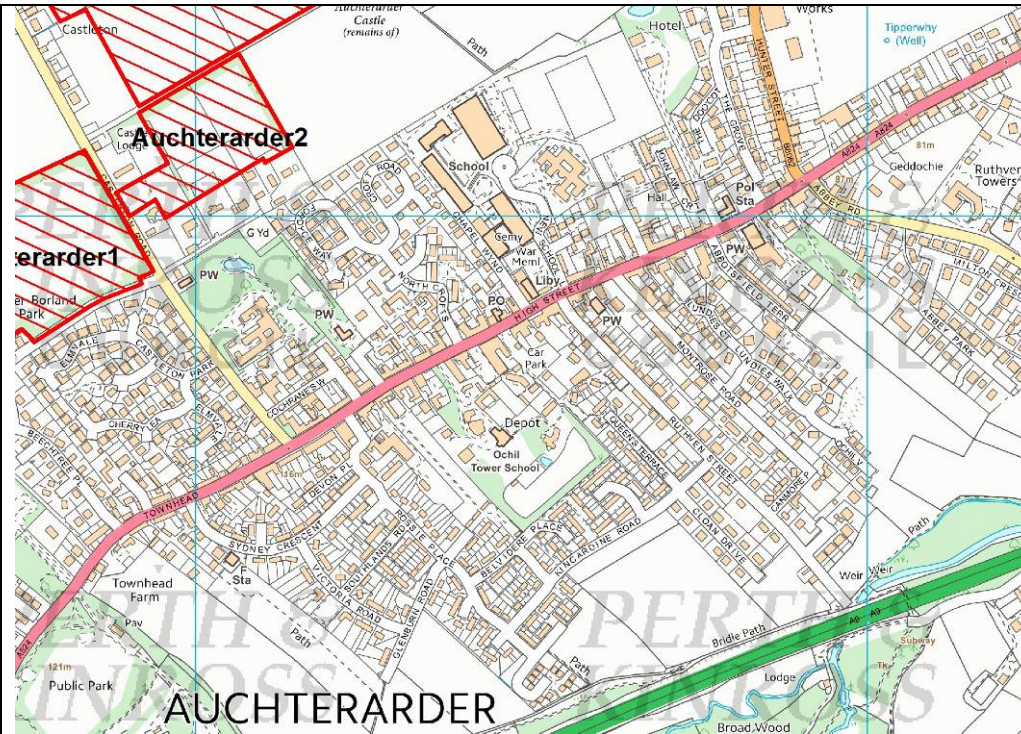
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| | designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Assets | | and TAYplan SDP | | | |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on site | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not in an NSA or RSA, and is not part of any local landscape designation There is no nearby wild land | GIS layers for NSA, and SLA | 0 | n/a | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is not within the settlement boundary but is immediately adjacent to it. Its landscape impact was previously considered. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Natural screening could be provided as part of landscaping proposals to enhance the site's setting | + |
| | Will the proposal have an adverse impact on the integrity | Popl and human health | No green belt is designated in the | GIS layer | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | of the greenbelt? | or material assets | settlement | greenbelt | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The nearest recycling centre is at Townhead and the proposed development of this site would not have an adverse impact on it. | GIS layer for waste management sites | 0 | n/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No waste management proposals | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site is nearly entirely covered by an area of archaeological interest. A small area of which is Scheduled at the south west corner | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | The site owner acknowledges the presence of archaeological features at the site and suggests the potential of leaving these as open space if appropriate | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are housing to the south and farmland to the north. These would be compatible with the proposed use. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | The owners assert that the site is free from known constraints | Check CFS form | 0 | n/a | 0 |

| | | | |
|--|---|--|--|
| Site Name: Auchterarder 2 | Source of site suggestion: All landowners/interested parties identified/aware? | Land owners | Site History/Previous planning applications, existing local plan policies and proposals: Most of the site is already covered by an in principle planning consent for housing (15/00063/IPL) and the remainder of the site is white land inside the settlement boundary |
| Settlement: Auchterarder | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 3.2 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site has a small road frontage and opens out into |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): | Proposed Use: housing | Initial Officer Comments The site is inside the settlement boundary and planning permission already exists across most of the site for housing | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no water courses on the site</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> <p>The site is not in a drainage hot spot</p> <p>There are no boggy or wetland areas on the site</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is no flood risk identified at the site | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site is not part of an SAC or SPA</p> <p>It is not part of an SSSI or NNR</p> <p>There are some trees and hedges on the site as it is divided into gardens and paddock areas. These should be kept where practicable.</p> <p>There are no protected species</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Retain mature trees where possible</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site contains trees and hedges that are good for habitat connectivity. The site is on the periphery of the settlement. | GIS aerial map/OS map/site visit | - | <p>Retain trees.</p> <p>Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths</p> | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The option is on greenfield land, but the land is associated with existing houses, either as garden ground or paddock land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The site owners assert that the site will be delivered within the LDP timeframe. Planning permission in principle already exists for part of the site. | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is relatively open and can take advantage of a favourable solar aspect | Check CFS form, aerial map and possibly site visit | 0 | n/a | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | The site is within the settlement boundary and can be accessed directly from Castleton Road | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | generated? | | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is within the settlement boundary and the town centre is within walking distance. There are bus stops on the adjacent Castleton Road | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | 0 | n/a | 0 |

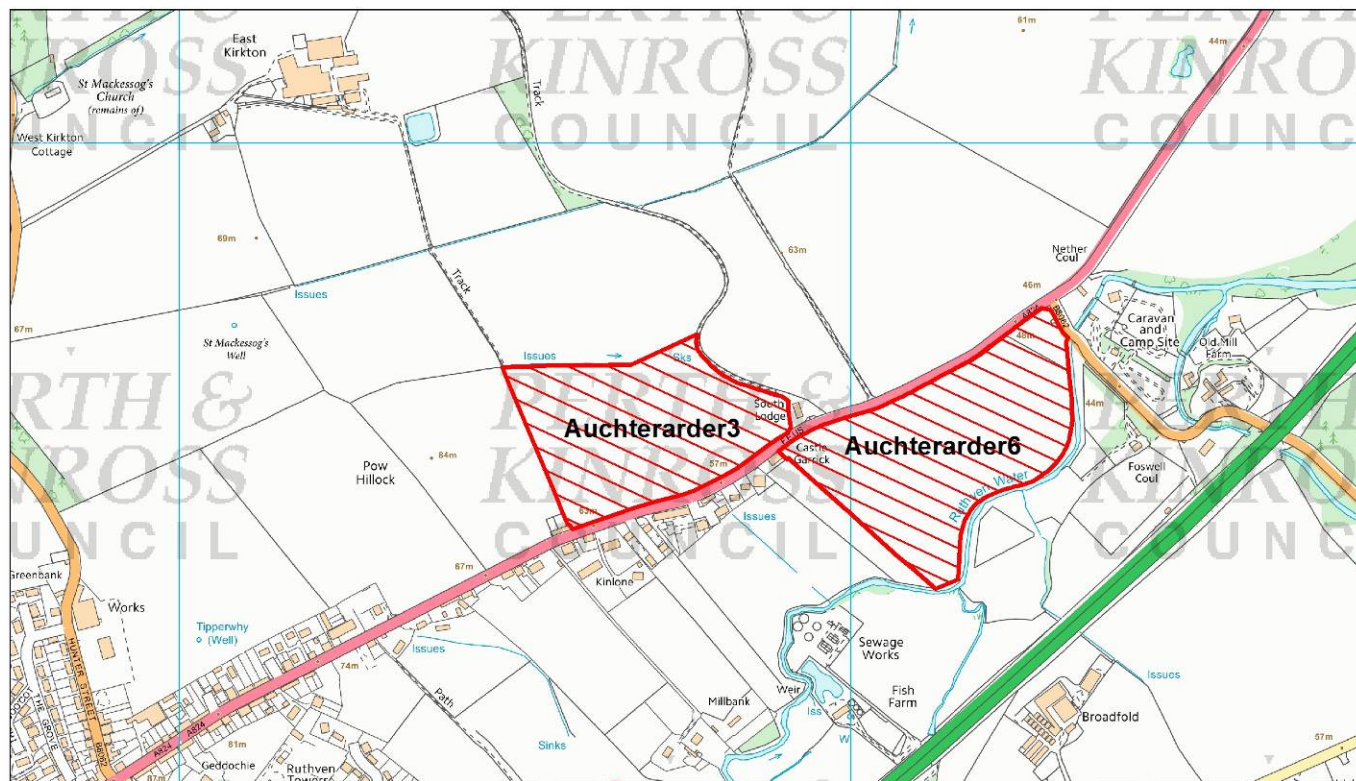
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | None | GIS layers for NSA, and SLA | 0 | n/a | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is within the settlement boundary and there is a strong tree belt, which is a landscape feature that should be retained. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | - | Natural screening could be provided as part of landscaping proposals to enhance the site's setting | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|---|--|---|--------------------------|--|---------------------------|
| | | | | Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt in the settlement | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The nearest waste management facility is at townhead and the proposed development of this site would have no impact on its operation | GIS layer for waste management sites | 0 | n/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | None proposed | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with | There are archaeological features in the area but none identified on the proposed site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, | 0 | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | landscape) | | Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The land to the south and east is already housing and the proposed use would be compatible | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None | Check CFS form | 0 | n/a | 0 |

| | | | |
|--|---|---|--|
| Site Name: Auchterarder 3 | Source of site suggestion: All landowners/interested parties identified/aware? | Land owner | Site History/Previous planning applications, existing local plan policies and proposals: Site is already allocated for development under the Auchterarder Development Framework for employment uses and this proposal is for housing instead |
| Settlement: Auchterarder | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 4 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is relatively open with south facing slopes. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): in agricultural use but allocated for employment uses | Proposed Use: housing | Initial Officer Comments The site is already within the settlement boundary and allocated for employment uses. This proposal suggests housing would also be appropriate | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses on the site</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> <p>The site is not in a waste water drainage hotspot</p> <p>There are no wetland or boggy areas on the site</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is a relatively small area at the north eastern corner of the site that is identified as at low risk of surface water flooding. | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | The proposed change of use to housing would have an impact on air quality but would not lead to the designation of a new AQMA | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The proposed change of use to housing would have an impact on local community facilities The Auchterarder Primary School | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is in agricultural use and none of it functions as open space. The proposed change of use to housing would have limited impact on accessibility to open space in the settlement. Core Path AUCH/165/3 runs to the south of the site's boundary | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | An alternative employment site has been allocated in the LDP (E25) to be brought forward instead of this site. | Check CFS form | 0 | The alternative site can be delivered earlier and has less landscape impact. This will have a positive impact on the amount of employment land in the area | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The proposed change of use to housing would be on greenfield land but it is already allocated for development. | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No contaminated soils issues. No peat rich soils on site | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The land owner asserts that the site will be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is mainly south facing and will make good use of its solar aspect. The proposed change of use to housing would have no impact on site aspect | Check CFS form, aerial map and possibly site visit | 0 | n/a | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | The site can be connected to the road network through the existing framework sites or directly to the main road to the south. The proposed change of use to housing | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | generated? | | would result in a different pattern of trip generation | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is not far from the town centre and there are bus stops on the main road to the south that connect with the town centre. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not within any HSE consultation zone and has no other site servicing constraints. The proposed change of use to housing would have no impact on constraints | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not in an NSA or RSA The site is not in a Local Landscape Area. | GIS layers for NSA, and SLA | 0 | n/a | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The proposed change of use to housing could have a beneficial impact on landscape because the site is visually prominent on approach to the settlement from Aberuthven. If it were to be developed for housing instead of employment uses, the impact of the smaller buildings and the residential development pattern would have a lower impact than that | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is | - | Natural screening could be provided as part of landscaping proposals to enhance the site's setting | + |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are archaeological features at South Lodge and South Lodge Field Pit on the site. While the site owner hasn't acknowledged this in the call for sites submission, it is addressed in the previous assessments for the site. The proposed change of use to housing will not affect this. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are currently agricultural however the land to the west is allocated for residential development. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | None | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | | form | | | |

| | | | |
|--|---|---|---|
| Site Name: Auchterarder 4 | Source of site suggestion: All landowners/interested parties identified/aware? | Land Owner | Site History/Previous planning applications, existing local plan policies and proposals: part of the site has been previously allocated for employment uses but is now white land. The remainder of the site has not previously been allocated for any use. |
| Settlement: Auchterarder | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Partly inside the settlement boundary and partly outwith | |
| OS Grid Ref: | Site Size (ha): 6 | Within a TAYplan preferred Settlement, if so which settlement tier? Auchterarder, Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). the site is on the periphery of the settlement and part of it is outside the settlement boundary. It is a mixture of disused former employment land and greenfield land. It is distant from the town centre, which is at the top of a steep hill. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): partly brownfield former employment land, partly greenfield undeveloped and agricultural land | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The site includes the Ruthven Water skirting its northern boundary, and there is also record of the mill lade for West Mill, East Mill and Foswell Saw Mill passing through the centre of the site. The north eastern half of the watercourse is at surface level and is easily seen on aerial photography but the south western part is either in a culvert or has been removed.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Flood risk assessment submitted.</p> <p>Fluvial flooding from the Ruthven Water is the most prominent risk for any development at the site. Modelling recommends raised FFLs and profiling of ground levels to route water around and away from</p> | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | The proposed development will lead to increased vehicle trips, which will have a negative impact on air quality, but there are no AQMA issues | | - | Application of policy EP11 | - |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No community facilities are proposed, however it would bring increased population, that could help support existing facilities in the town Auchterarder primary school, education contribution likely | GIS Layers for school catchments | - | Application of policy PM3 | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | There is a core path skirting the north and west of the site, which is maintained by PKC as open space. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1 to mitigate impact on core path and maintained open space | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Part of the site is identified as employment land, which would be lost should the site be developed for housing. | Check CFS form | - | Application of policy ED1 to ensure that an adequate employment land supply is maintained in the town | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|--|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The entire site has been previously developed and is therefore brownfield, but over time, part of it has the appearance of a greenfield site. | GIS aerial map/site visit | 0 | n/a | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None identified, but there could be issues given its historic industrial use. No carbon rich soils present on the site. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | Application of policies ER5 and EP12 | + |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The site owner asserts that the site is deliverable | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is generally level and benefits from some shelter | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | There is good access to the local road network and the site is accessed directly from Abbey Road | | + | Application of policy TA1 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | generated? | | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Although the site is not within walking distance of the town centre, there are bus stops within easy walking distance at Abbey Road | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of Policy TA1 | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not within a HSE the consultation | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | 0 | Application of policy EP4 | 0 |

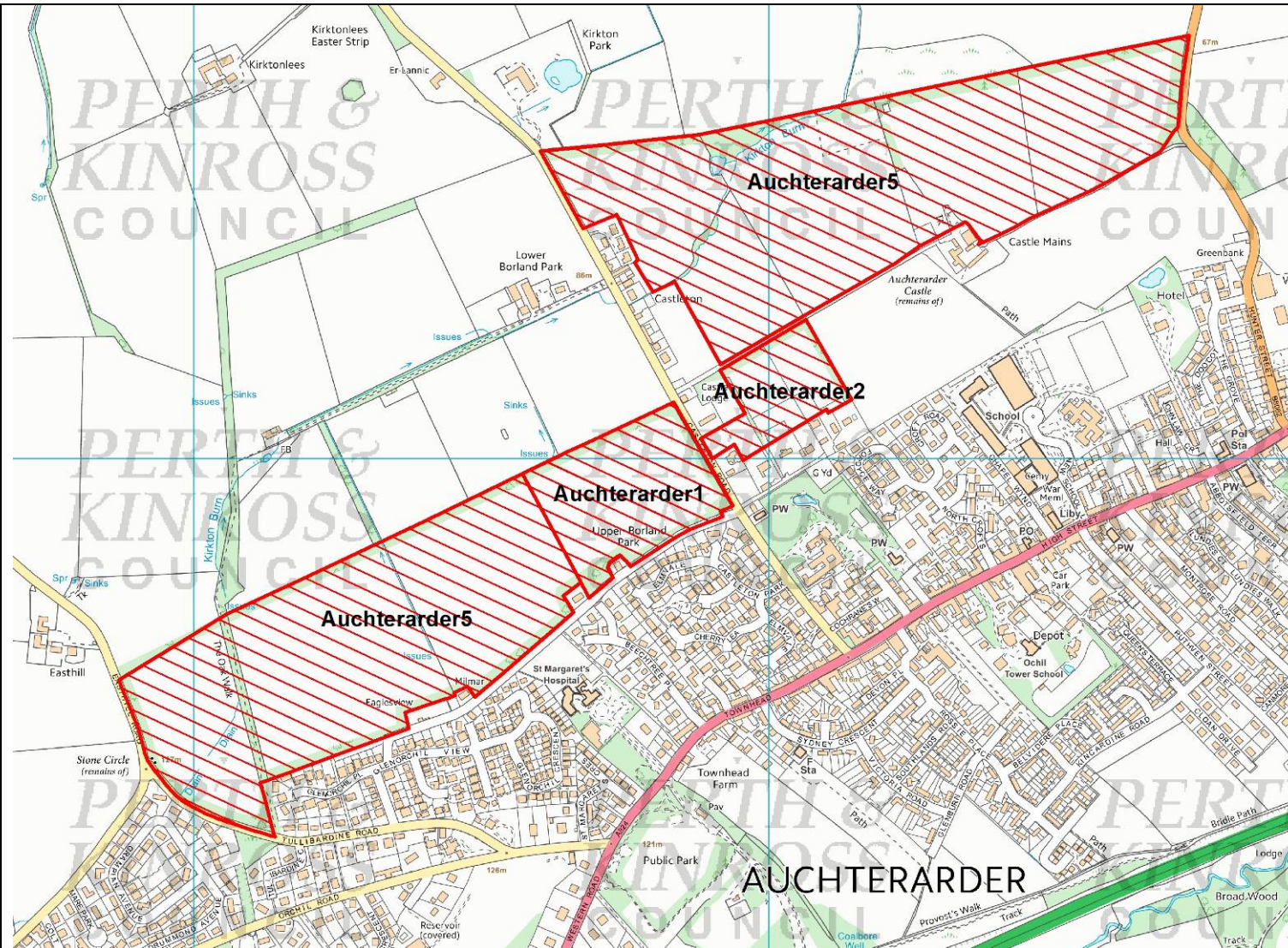
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | 0 | n/a | 0 |
| | Will the site make use of existing buildings? | Material Assets | It is proposed to demolish existing buildings at the site. None will be kept | GIS aerial map/site visit | - | n/a | - |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not part of any NSA. It is near to the Ochil Hills SLA and will be visible from it. However it will be seen in the context of the existing built form of the town | GIS layers for NSA, and SLA | 0 | Application of policy ER6 | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The proposed development of the site would take place partly inside and partly outside the settlement boundary, between the settlement boundary and the A9 trunk road. This land is not particularly noted for its landscape value. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study | - | Application of policy ER6 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | | | if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No greenbelt in the area | GIS layer greenbelt | 0 | n/a | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The nearest waste management site is at Weston Road and there is no risk its operations would be compromised by the site's proposed development | GIS layer for waste management sites | 0 | Application of policy EP9 | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Housing is proposed | Check Zero Waste Plan | 0 | n/a | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | Although there are no Scheduled Monuments at the site, there are several archaeological features noted, as there were several former Mills in the area, including the West | GIS layers Listed building, Scheduled | -- | Application of policy HE1 | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | Mill and East Mill; Foswell Saw Mill; and Corn Mill. The Mill Lade is still present on the site | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None proposed | | -- | Application of policy HE1 | - |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are employment at the site to the north, and the predominant other use in the area is housing | OS map and site visit | + | n/a | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None | Check CFS form | + | n/a | + |

| | | | |
|---|---|---|---|
| Site Name: Auchterarder 5 | Source of site suggestion: All landowners/interested parties identified/aware? | King Group and Muir Homes, as joint owners | Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered as part of the Auchterarder Expansion Framework and the Strathearn Local Plan, but was not taken forward at that time |
| Settlement: Auchterarder | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 30 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is open and slopes gently to the north on the edge of the settlement. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): the site is in agricultural use and is undeveloped | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are some watercourses and a small burn (Kirkton Burn) cross the site running north.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later.</p> <p>The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is no risk of flooding at the site | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>The site is not in an SAC or SPA</p> <p>It is not in an SSSI or NNR</p> <p>The western part of the site contains a belt of ancient woodland, part of which is also designated with a TPO. The sites are delineated by hedges with some trees.</p> <p>There are no protected species.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Retain mature trees where possible</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are woodlands and watercourses on the site that should be retained | GIS aerial map/OS map/site visit | - | Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | The proposed development of the site for housing would lead to increased vehicle trips which would have an adverse effect on the air quality locally, but which would not trigger the designation of a new AQMA | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Auchterarder Primary School There are no community facilities proposed at the site. | GIS Layers for school catchments | -- | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is in agricultural use and while it is open, it does not function as open space. There are a number of core paths and asserted ROWs across the site and along its southern boundary, all | GIS layers for core paths and rights of way and maintained open space and existing | - | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | of which should be protected. | LDP for open space allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment uses are proposed No impact on existing employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The site is on greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There is no contamination issue at the site. There is no peat rich soil at the site Most of the site is not category 1, 2, or 3.1 although the northern part of the site has some category 3.1 soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The agents assert that the site can be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is generally level, and open. Apart from existing tree belt, there is little shelter already in place at the site. | Check CFS form, aerial map and possibly site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site has Castleton Road to the west, and B8062 to the east; and could be connected to the existing road network | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The town centre is within walking distance and there are bus stops at Glenorchil Terrace and Castleton Road | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | There is a gas pipeline to the north of the site and a small part of the site is within the health and safety consultation zone. Land owner suggests the consultation zone could be accommodated. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | - | Application of policy EP4, which requires consultation with pipeline operator (and HSE if necessary) to seek advice on appropriate development. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on site | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not in an NSA or RSA, and is not part of any local landscape designation There is no nearby wild land | GIS layers for NSA, and SLA | 0 | n/a | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is not within the settlement boundary but is immediately adjacent to it. Its landscape impact was previously considered. | Check existing LDP GIS layer wild land Check the | - | Natural screening could be provided as part of landscaping proposals to enhance the site's setting | + |

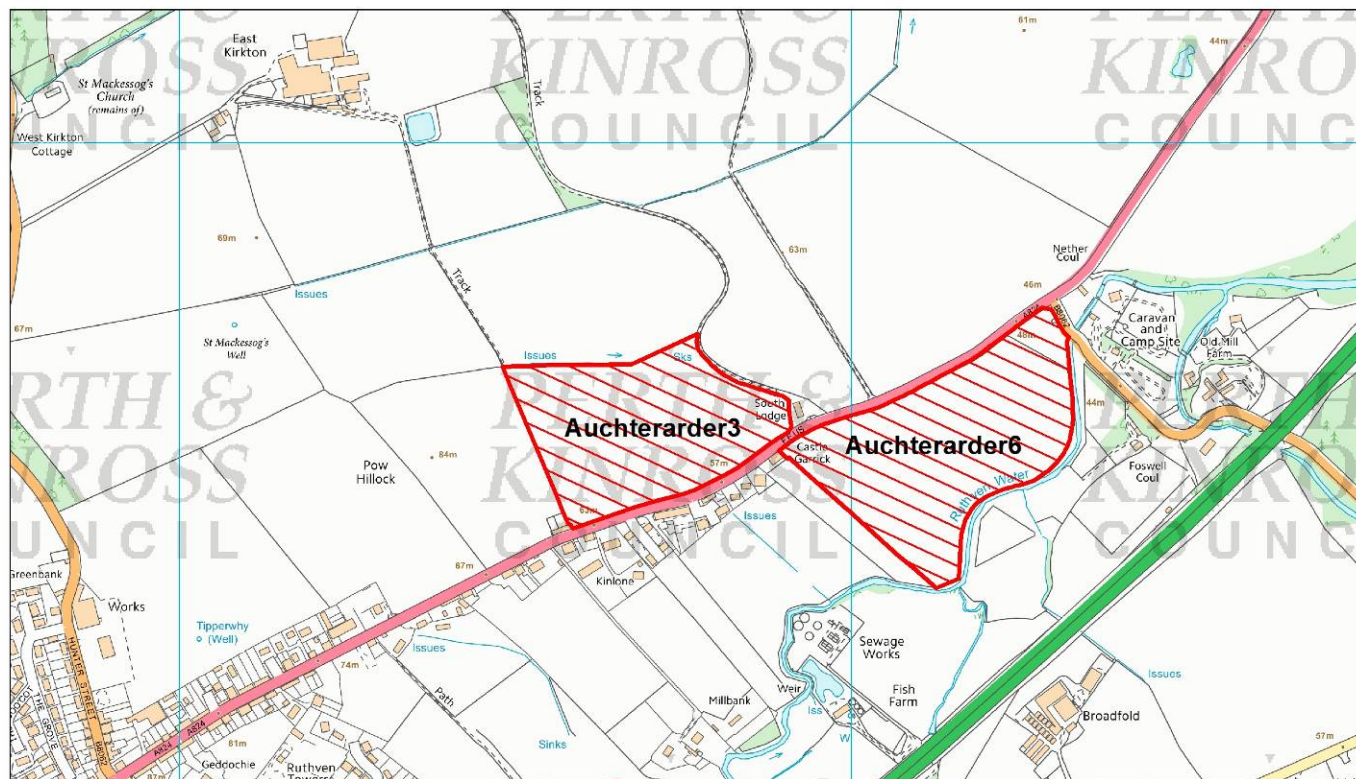
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site is nearly entirely covered by an area of archaeological interest. A small area of which is Scheduled at the south west corner | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | The site owner acknowledges the presence of archaeological features at the site and suggests the potential of leaving these as open space if appropriate | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are housing to the south and farmland to the north. These would be compatible with the proposed use. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | The owners assert that the site is | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|-----------------------------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | free from known constraints | form | | | |

| | | | |
|---|---|---|--|
| Site Name: Auchterarder 6 | Source of site suggestion: All landowners/interested parties identified/aware? | Site owner I & H Brown | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning history |
| Settlement: Auchterarder | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside settlement boundary | |
| OS Grid Ref: | Site Size (ha): 8.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Auchterarder, Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is on the periphery of the settlement and is in agricultural use. It is well screened from the main road and is physically separate from the settlement. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is currently in agricultural use | Proposed Use: Mixed Use | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | The Ruthven Water lies immediately on the site's southern boundary At the time of publication the updated river basin management plans are not available so this assessment will be provided later | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | A significant band of the site at its southern edge along the Ruthven Water is highlighted at risk on SEPA river flood mapping. | Check all the GIS Layers for flood risk | -- | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site is in agricultural use and most of it is cultivated land with little biodiversity interest. The site edges have mature trees, and there is a small area inside the northern boundary that contains a tree belt and is undeveloped. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Application of policy NE1, NE2 and NE3 | - |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | There are no local geodiversity interests | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are mature trees along the site edge and a mature tree belt within the site. The Ruthven water runs along the site edge and these are likely to provide habitats and function as wildlife corridors. The site is on the periphery of built development and this means it is likely to contain habitats | GIS aerial map/OS map/site visit | -- | Application of policy ER4, which is aimed at protection and enhancement of existing, and creation of new green infrastructure. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | The site's development would lead to an increase in vehicle trips, which would increase emissions. However there are no AQMA's that would be adversely impacted. | | - | n/a | - |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | The proposal is not clear whether any community facilities or infrastructure would be provided. Should housing be proposed, an education contribution would be required towards Auchterarder Primary School | GIS Layers for school catchments | 0 | Application of Policy PM3, which aims to mitigate any long term impacts on infrastructure provision and community facilities | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Although undeveloped, the site is in agricultural use and does not function as open space. It is on the periphery of built development and is viewed as open countryside. Core path Auch/165/1 runs along the main road between Auchterarder and the site and could be better integrated should the site be developed | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1 and CF2 to ensure adequate open space to be provided, and integration to core path network | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | The proposal is for mixed use development and the scope for opportunity is not known | Check CFS form | 0 | Application of policy ED1, RD1, and ED3, which seek to integrate opportunities for business, home working, tourism and leisure activities to housing areas | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield; the site is prime agricultural land (category 3.1). | GIS aerial map/site visit | -- | Policy ER5 presumes against development of prime agricultural land except in very limited circumstances, there would be no effective mitigation. | -- |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There are no peat rich soils at the site. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The site owner asserts that the site is deliverable | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing | Climatic factors | The site has an open aspect, it is not sheltered | Check CFS form, aerial map and | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | winds? | | | possibly site visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site fronts the main road between Auchterarder and Aberuthven, although it could also be possible to access it from the B8062 to the north, or the proposed roundabout for E25 to the south west. | | 0 | Application of policy TA1 | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There are bus stops in the area at Ruthven Park, which are within easy walking distance. The town centre and other local services are not within easy travel distance. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | Application of policy TA1 | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not within any HSE consultation zone | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and | 0 | n/a | 0 |

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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The proposed development of the site would appear prominent in the landscape and would not form part of an existing settlement. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Application of policy ER6, which seeks to safeguard the impact of new development on the landscape | - |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | There is no greenbelt in the area | GIS layer greenbelt | 0 | n/a | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The nearest waste management site is at Weston Road and there is no risk its operations would be compromised by the site's proposed development | GIS layer for waste management sites | 0 | Application of policy EP9 | 0 |

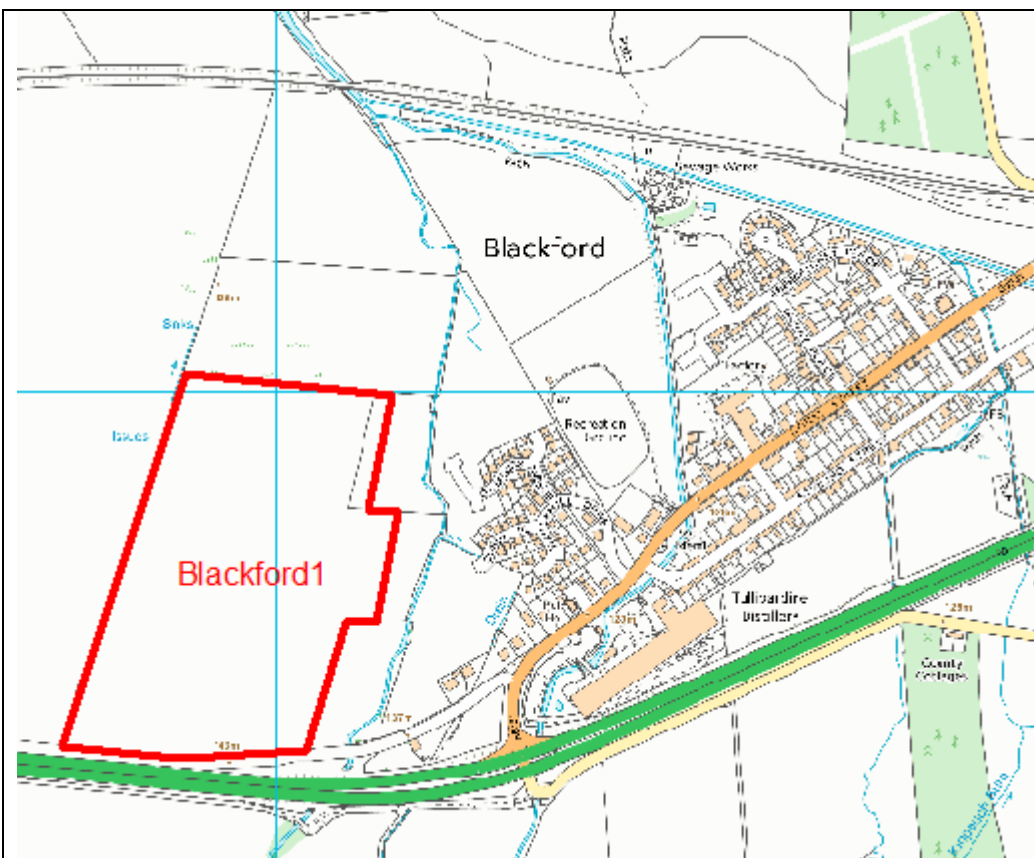
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | No details of the proposed uses at the site are submitted at this stage | Check Zero Waste Plan | 0 | n/a | 0 |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are no Scheduled Monuments at the site. There are archaeological features at the site (Ruthvenside). The site is not near any Conservation Area, Gardens and Designed Landscapes, or Battlefield | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which seeks to protect the integrity of Scheduled and non-designated archaeology from development | - |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None proposed | | 0 | Application of policy HE1, which seeks to protect the integrity of Scheduled and non-designated archaeology from development | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses include agricultural land to the north; a holiday caravan park and housing to the east; and a proposed employment site to the south and west | OS map and site visit | 0 | Application of policies PM1 and ED1, which seek to integrate new development, including mixed use development. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | <i>None</i> | Check CFS form | 0 | n/a | 0 |

BLACKFORD

| | | | |
|---|--|---|--|
| Site Name: Blackford 1 | Source of site suggestion: Call for sites, Blackford Farms Ltd All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Not considered previously |
| Settlement: Blackford | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blackford 1 | Outside or adjacent to a settlement boundary? Outside Blackford settlement boundary | |
| OS Grid Ref: | Site Size (ha): 15 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is relatively flat. Neighbouring fields are in agricultural use and there is housing to the east. The A9 trunk road lies to the south across a local road. The site is open with occasional perimeter tree planting. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield, undeveloped. Used for crops/pasture | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is not suitable for housing. It is remote and disconnected from the settlement. It would be highly visible from the A9 immediately to the south and would potentially suffer insurmountable noise pollution at its periphery. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There is a small burn running along the west perimeter of the site, and the Ogilvie Burn runs parallel but a short distance from the site's eastern boundary. The OS map also notes a small pond is partly in and partly out of the site at its north eastern corner.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of policy EP3 including no culverting, and restoration of watercourses that have been previously diverted (EP3D),</p> <p>development should be set back from watercourses</p> <p>Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The site is not at flood risk however there is extensive flood risk in the area from the Burn of Ogilvie and other small watercourses draining to the Allan Water. | Check all the GIS Layers for flood risk | - | Application of Policy EP2 to minimise flood risk | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Within 1 Km of the South Tayside Goose Roosts SPA, SSSI and RSPB Important Bird Area</p> <p>Protected species European Otters are noted on the site and additionally Swifts and Red Squirrel in the area.</p> <p>Not in the Loch Leven, Lunan Valley nor River Tay catchments</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Assessment and mitigation of any potential impacts on the South Tayside Goose Roosts SPA. 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.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site has peripheral planting and tree groups, and the Ogilvie Burn outside the site but running parallel to it also provides habitat connectivity | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts; retaining woodland; and ensuring development is well set back from watercourses | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Blackford Primary at 110%) | GIS Layers for school catchments | -- | Application of Policy PM3 for education contribution | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is relatively open however it does not function or operate as public open space. There is a core path running to the south of the site along the route of the old A9 road as it approaches and passes through the village | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment uses are proposed. No loss of employment land | Check CFS form | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land. No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The site is controlled by a single owner and its effectiveness is asserted | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is relatively flat and has an open aspect. While not particularly well sheltered, it would benefit from a high solar gain. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design of buildings to take account of solar orientation. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic | Material assets and climatic factors? | Site would be accessed from old A9 road to the south | | 0 | Application of policy TA1B Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | generated? | | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is almost entirely outwith the 400m distance to the nearest bus stops. Blackford has limited shops and services, the nearest being Auchterarder some 4 miles north east. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B that requires development proposals to be easily accessible by public transport | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | n/a | 0 |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings at the site | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. The site is immediately adjacent to the Ochil Hills SLA, across the A9 trunk road to the south. Part of the perimeter planting at the site is included in the National Woodland Inventory. | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is prominent and easily visible from the A9 trunk road, the approach to the village, and from the surrounding countryside. It is outside the settlement boundary and is visibly detached from it. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study | - | Application of policy ER6 to ensure that development is compatible with the landscape | 0 |

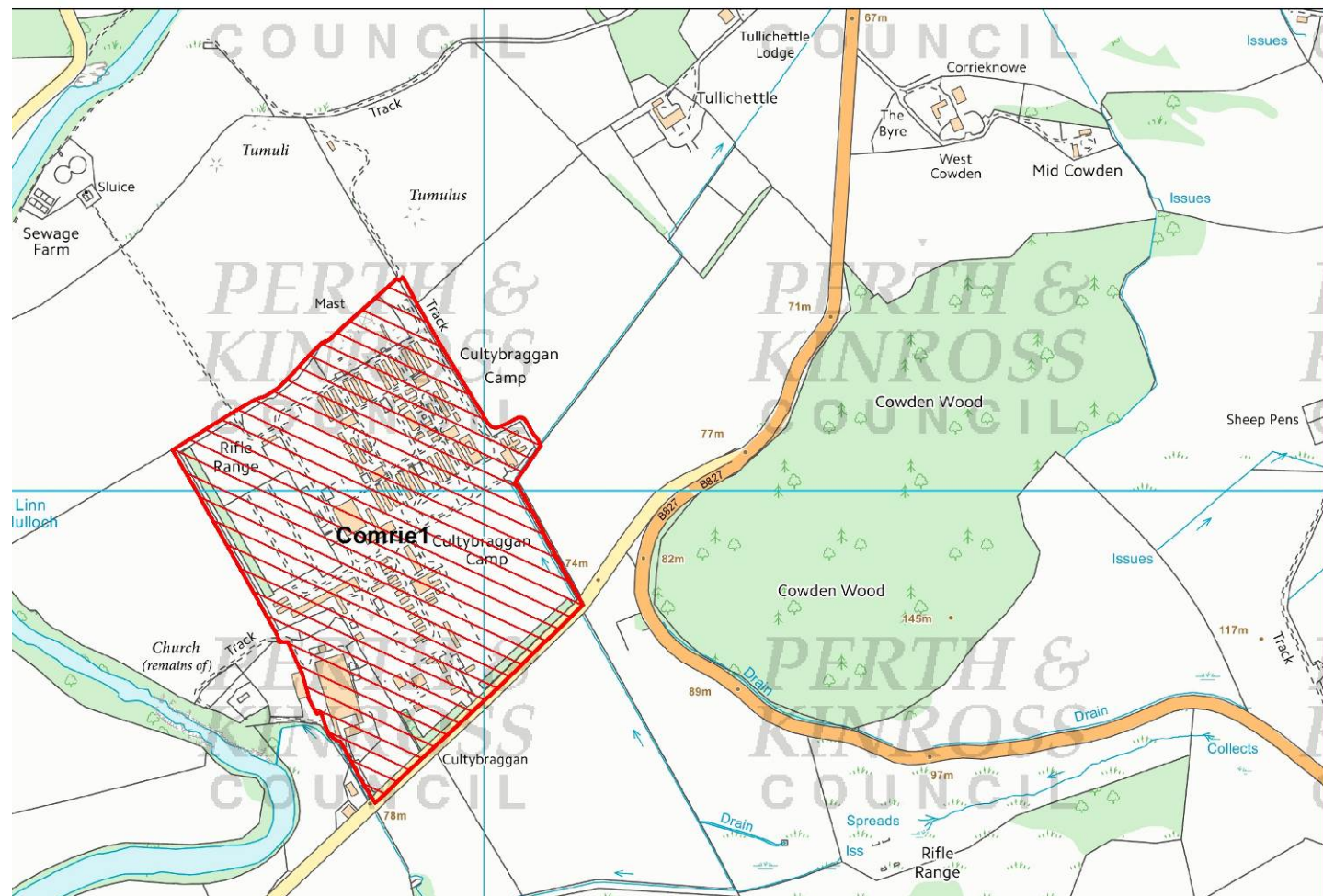
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | <i>No</i> | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | <i>n/a</i> | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and | There are isolated archaeological features in the area (Barley Mill, Mill of Ogilvie, Distillery, Brewery, ropeworks and identified trees) but none on or next to the site. | GIS layers Listed building, Scheduled Monuments, | 0 | Application of policy HE1 so impacts on the historic environment will be avoided wherever possible through appropriate scheme location | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | links with landscape) | | Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | and design | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | <i>Likely to be little scope</i> | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are agricultural on three sides, with housing across the Ogilvie Burn to the east. The A9 trunk road runs along the southern boundary | OS map and site visit | -- | Application of Policy EP5 to limit light pollution and Policy EP8 to limit noise pollution from the trunk road | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

COMRIE

| | | | |
|---|---|---|--|
| Site Name: Comrie 1 | Source of site suggestion: All landowners/interested parties identified/aware? | Site has been suggested by owner | Site History/Previous planning applications, existing local plan policies and proposals: Former MOD site originally constructed as WW2 POW camp, later used as training camp, contains numerous Nissen Huts and a large underground nuclear bunker. Site has been decommissioned and was the subject of a community buy-out in 2007. Currently allocated with a settlement boundary for employment uses. |
| Settlement: Cultybraggan Camp | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside Cultybraggan Camp settlement boundary | |
| OS Grid Ref: | Site Size (ha): t.b.c. | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is generally flat, and there are no neighbouring uses. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Parts of the site have been brought back into beneficial use and parts of the site await refurbishment | Proposed Use: mixed use | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The Water of Ruchill runs along the site's west and north boundary; and there is a small burn passing the south east corner of the site.</p> <p>The site is not in a waste water drainage hotspot</p> <p>The site is level but drained.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk | Water, | The site itself is greatly affected by | Check all the | - | Application of policy EP2 and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|-----------------------------------|--|---|--------------------------|---|---------------------------|
| | of flooding or could its development result in additional flood risk elsewhere? | Climatic Factors and Human Health | low probability flood risk (SEPA 2015). In addition, the northern and western part of the site is adjacent to land that is affected by medium probability of river flooding. | GIS Layers for flood risk | | supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere. There is an existing flood protection scheme downstream at Dalginross constructed in the 1960s that has been identified as in need of improvement. No protection is offered to the site. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site is in active use. It is not in an SAC or SPA. Nor is it in an SSSI, NNR. There are no designated TPOs on site and no woodlands or known protected species. Red Squirrel is noted in the locality Not in Loch Leven or Lunan Valley catchments. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|-----------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There are some trees on the northern and western boundary along the burn. There is a large woodland area to the south and east of the site that would benefit from corridor linkages to the site | GIS aerial map/OS map/site visit | - | Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Comrie primary school would have spare capacity Expansion of proposed uses could include community facilities | GIS Layers for school catchments | + | n/a | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity | Popl and human health or material | Part of the site functions as open space. There is a core path (CMRI/1) that passes along the site boundaries | GIS layers for core paths and rights of | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | and accessibility to open space or result in a loss of open space? | assets | to the west and north, beside the Water of Ruchill | way and maintained open space and existing LDP for open space allocations | | path network | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Expansion of existing employment range of uses is proposed | Check CFS form | + | Application of Policy ED1 to support new and existing businesses at the site | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The option is on brownfield land | GIS aerial map/site visit | + | n/a | + |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There are no contaminated land issues and there would be no loss of peat soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The owner asserts that the site would be delivered within the LDP timeframe | Check CFS form | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing and would have a favourable solar aspect | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing access available | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is located outside the village of Comrie, which has a good range of services. There are no facilities at the site. There is no public transport serving the site. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car. Access road would need to be delivered to the satisfaction of the Council as Roads Authority | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not in a HSE consultation zone | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are several buildings on site, some of which are Cat A listed, and which would be renovated and refurbished for reuse. | GIS aerial map/site visit | + | Application of Policy HE2 to enable buildings to remain in active use | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | <p>The site is not in an NSA, or RSA. It lies across the Water of Ruchill from the River Earn NSA</p> <p>It is part of the Upper Strathearn SLA</p> | GIS layers for NSA, and SLA | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any | + |

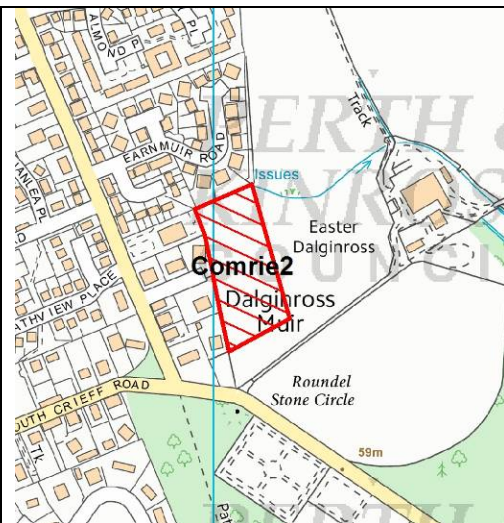
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|--|---------------------------|
| | | | | | | development proposals at the settlement edge. | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is clearly outwith the settlement of Comrie and there are long distance views into the site from the east and the south | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Comrie | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | There is a recycling centre at the site but it would not be compromised by the proposed development of this site | GIS layer for waste management sites | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Mixed uses including employment is proposed. | Check Zero Waste Plan | + | n/a | + |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>The site itself is noted for archaeological significance in connection with its former use as a POW camp. There are many isolated archaeology features in the area at Tullichettle Old Parish Church, and to the north of the site, including a Roman Camp, which is a Scheduled Monument.</p> <p>The site lies immediately south of the Aberuchill Castle Garden & Designed landscape</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | Application of policy HE1 that seeks to protect areas or sites of known archaeological interest and their settings. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | As part of the mix of uses suggested, there would be an opportunity to enhance and improve access to the historic environment by sympathetically enhancing the existing visitor centre and other interpretive facilities at the site. | | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The site has no neighbouring development. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None asserted | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|---|--|
| Site Name: Comrie 2 | Source of site suggestion: All landowners/interested parties identified/aware? | Site has been suggested by owner | Site History/Previous planning applications, existing local plan policies and proposals: None. |
| Settlement: Comrie | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 11 | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open aspect farm land on south east side of settlement. Adjacent to existing housing land on western boundary |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is in agricultural use and is undeveloped | Proposed Use: housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|------------------------------------|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water | Water | There is a small burn at the scrub | Check on OS | - | Application of policy EP3, which ensures that there is no | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|---|---------------------------|
| | environment? (see notes) | | <p>area at the site's north east corner.</p> <p>The site is not in a waste water drainage hotspot</p> <p>There are no wetlands or boggy areas on the site although it is in agricultural use.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> | <p>map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | | deterioration of water body status | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The site itself is affected by low probability flood risk (SEPA 2015). In addition, the northern part of the site is adjacent to land that is affected by medium probability of river flooding. | Check all the GIS Layers for flood risk | - | <p>Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere.</p> <p>There is an existing flood protection scheme at Dalginross constructed in the 1960s that has been identified as in need</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | | | of improvement. In the meantime a number of short term measures have been proposed to mitigate flood risk from the Water of Ruchill to the Dalginross area. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site is in active agricultural use. It is not in an SAC or SPA. Nor is it in an SSSI, NNR. There are no designated TPOs on site and no woodlands or known protected species. Red Squirrels noted south west of the site at Polinard Not in Loch Leven or Lunan Valley catchments. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | There is a little hedgerow planting along the site's west boundary, and some trees on the northern | GIS aerial map/OS | - | Measures to enhance biodiversity could be implemented such as use of | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | habitat fragmentation or greater connectivity? | | boundary along the burn. There is a large woodland area to the south and east of the site that would benefit from corridor linkages to the site | map/site visit | | locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Comrie primary school would have spare capacity No new community facilities are proposed | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is not used or protected as open space. There is a core path (CMRI/147) that passes to the south of the site along South Crieff Road | GIS layers for core paths and rights of way and maintained open space and existing LDP for open | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | space allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | None | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The option is on greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There are no contaminated land issues and there would be no loss of peat soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The owner asserts that the site would be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing and would have a favourable solar aspect | Check CFS form, aerial map and possibly site visit | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|---|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The owner asserts that access may be taken from Strowan Road, although it has no frontage to the public road at that location. | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site is located on the periphery of the village, which has a good range of services. The medical centre on the adjacent site to the west has a bus stop | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car. Access road would need to be delivered to the satisfaction of the Council as Roads Authority | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not in a HSE consultation zone | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outwith the settlement boundary and there are long distance views into the site from the east and the south | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Comrie | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | There are no nearby waste management sites that could be compromised by the proposed development of this site | GIS layer for waste management sites | 0 | n/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | Housing use is proposed. There is no employment land in the vicinity that would be adversely affected | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are isolated archaeology features in the area at Strowan Road south of the medical centre, and a Scheduled Monument nearby at the north western corner of the cemetery; but none at the site itself. There are no Garden & Designed landscapes in the area | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | n/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The site has housing development to the west. On the east and south is open farmland. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None asserted | Check CFS form | 0 | n/a | 0 |

CRIEFF

| | | | |
|---|---|--|---|
| Site Name: Crieff 1 | Source of site suggestion: All landowners/interested parties identified/aware? | Tesco Stores Ltd on behalf of Santon Group Developments (owner) | Site History/Previous planning applications, existing local plan policies and proposals: Identified for retail use by the Duchlage Farm Area Development Brief (2006). Site has implemented planning consent for supermarket (08/01955/FLM). Allocated as existing retail use in Adopted LDP |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside settlement boundary | |
| OS Grid Ref: 286300 721000 | Site Size (ha): 2.9 | Within a TAYplan preferred Settlement, if so which settlement tier? Crieff, Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is agricultural sloping south facing. Prominent with main frontage to Duchlage Road and Broich Road. Neighbouring uses are proposed employment land to the west and large mixed use site to the south. Market Park sports ground lies across Duchlage Road to the east; housing and health centre/hospital to north |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Farmland | Proposed Use: Maintain retail allocation | Initial Officer Comments Planning consent has been implemented | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No watercourses on site</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No wetlands on site.</p> <p>Not in a wastewater drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | | | | |
| | Can the option connect to the public foul sewer? | Water | Sewer crosses the southern part of the site | GIS Layer for existing network | 0 | n/a | 0 |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | None | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Not near SAC, SPA Not near SSSI, NNR No designated TPOs, hedges or woodlands. No protected species. Not in Loch Leven, Lunan Valley or River Tay catchment | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site boundaries may be used for connectivity but the majority of the site is in agricultural use | GIS aerial map/OS map/site visit | - | Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Likely to generate vehicle trips adversely affecting the Crieff AQMA | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | None – no change to population Proposal could introduce new community facilities to the town | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No core paths or other access networks would be affected. Not used or identified as open space. The site is not generally accessible by the public. Possible benefit in connecting the site to links to the town centre | GIS layers for core paths and rights of way and maintained open space | + | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | and neighbouring areas | and existing LDP for open space allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Already allocated for proposed use therefore no change | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Marketing campaign can evidence interest from other retailers | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site aspect slopes gently south and the main façade of the proposed building would be orientated to face south | Check CFS form, aerial map and possibly site | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Road network improvements likely to be necessary. New junction to Broich Road | | - | Application of policy TA1 | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Within walking distance of Crieff town centre. Bus service will serve proposed supermarket | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | n/a | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not in an HSE consultation zone. Some underground drainage assets | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | n/a | 0 |
| | Will the site make use of existing buildings? | Material Assets | No, the site will be cleared prior to development | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No landscape designations, the site is within the settlement built envelope | GIS layers for NSA, and SLA | 0 | n/a | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is in the settlement boundary and although not currently developed, it will be viewed in the | Check existing LDP GIS layer wild land | 0 | n/a | 0 |

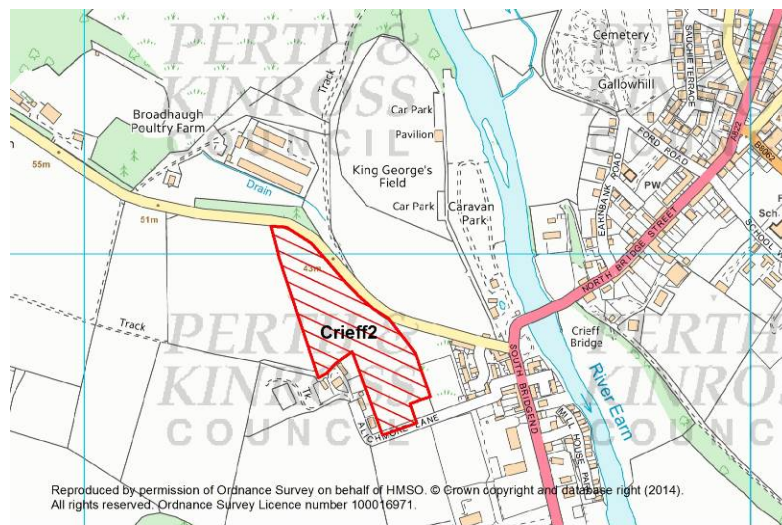
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is archaeology identified and scheduled in the area but none on site. The site's previous use was as farmland. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Application of policy HE1 | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Any development proposed at this site will be designed not to compromise the setting of listed buildings (Duchlage Farm) on the adjacent site to the east | | 0 | Application of policy HE1 and HE2 | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Site the east is in agricultural use (Duchlage Farm), but it is also proposed for redevelopment for employment uses | OS map and site visit | 0 | Use of appropriate planning conditions to mitigate impact on neighbouring housing | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | None, site is currently being | Check CFS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|----------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | marketed | form | | | |

| | | | |
|---|---|---|--|
| Site Name: Crieff 2 | Source of site suggestion: All landowners/interested parties identified/aware? | Drummond Estates, site owner | Site History/Previous planning applications, existing local plan policies and proposals: None |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2.6 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). gently sloping site on the western periphery of the settlement. Adjacent to a poultry farm |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): undeveloped farmland - grazing | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | There are no watercourses on the site and no wetland or boggy areas. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. Not in a waste water hotspot | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the | Water | On periphery of settlement so public | GIS Layer for | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | public foul sewer? | | foul sewer should be nearby | existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Lies outside the historic river extents and outside all SEPA flood risk layers | Check all the GIS Layers for flood risk | 0 | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Not in SAC or SPA. Not in SSSI and not a NNR. No protected trees, TPOs or woodlands No protected species identified. Not in River Tay catchment | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No geodiversity interest | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is beyond the built edge of the settlement and is open in character. Tree belt to south of site | GIS aerial map/OS map/site visit | - | Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Development of this site would result in increased vehicle trips that would have an adverse effect on the Crieff AQMA | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | New primary school in Crieff would have capacity. GP practice | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Site is not protected as open space but it is adjacent to a core path (CRIF/54/1), which is also an asserted ROW | GIS layers for core paths and rights of way and maintained open space | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | and existing LDP for open space allocations | | | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Not applicable – the proposal is for housing | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | None No loss of peat | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Land owner asserts that it can | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | It is south easterly facing so has an advantageous solar aspect | Check CFS form, aerial map and possibly site | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | visit | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | There is a known road bottleneck in the vicinity at Crieff Bridge, which is the only convenient route between the site and the town centre | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There are no nearby services but the town centre is accessible by bus | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not in a HSE consultation zone. No constraints | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of | n/a | n/a | n/a |

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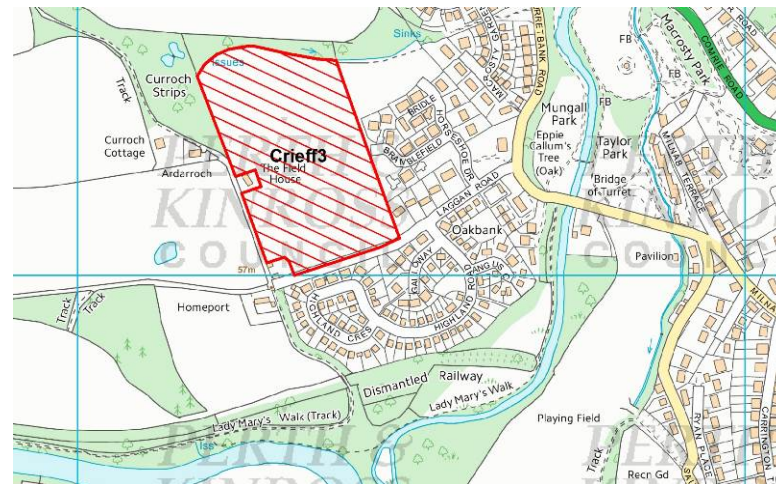
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outside the settlement boundary and is relatively open. Its location is near to the designated Drummond Castle Garden & Designed Landscape. There is no wild land nearby | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Crieff | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Not in the vicinity of a current waste management site but there is employment land adjacent to the south that could be used as such in the future. | GIS layer for waste management sites | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Proposal is for housing use. | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is no archaeology in the area and nothing scheduled nearby | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | n/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Neutral | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The site is adjacent to a chicken farm to the north which would not be compatible with housing because of smells. Housing development could ultimately have an adverse impact on the viability of the chicken farm | OS map and site visit | - | A cordon sanitaire could be applied to mitigate adverse impact | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|--|--|
| Site Name: Crieff 3 | Source of site suggestion: All landowners/interested parties identified/aware? | Suggested by land owner | Site History/Previous planning applications, existing local plan policies and proposals: previously included in Proposed Plan but removed after LDP examination due to inadequacy of evidence in respect of local road network capacity. A site analysis report has been submitted to accompany this proposal |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 5 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is open and south facing with boundary planting. There are two cottages at the site's south west and west boundaries. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): in agricultural use, undeveloped | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No watercourses on site. There is a small watercourse to the north of the site and two ponds to the north west but they are not identified as a flood risks</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> <p>No wetlands or boggy areas</p> <p>Not in a waste water drainage hot spot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | | | | |
| | Can the option connect to the public foul sewer? | Water | The site is on the edge of the settlement and foul sewer is assumed nearby | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | There is low risk of some surface water flooding at the lower part of the site. Less than approx. 10% of the site would be affected | Check all the GIS Layers for flood risk | - | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Site is in agricultural use and there are no SACs, SPAs, SSSIs NNRs or non-designated protected features. The site is bounded to the north and west by a tree belt that is on the Ancient Woodland inventory (Curroch Strips) | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. Retain mature trees where possible | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | SSSI, and Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The field edges provide important wildlife corridor | GIS aerial map/OS map/site visit | - | Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | The proposed use is housing, which would result in an increased number of vehicle trips that would have an adverse impact on the Crieff AQMA | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Crieff primary school would have capacity. No local or community facilities are proposed as part of the development | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity | Popl and human health | The site has a core path along its south (CRIF/52/1) and west | GIS layers for core paths | - | Application of policy CF1 to | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | of open space and connectivity and accessibility to open space or result in a loss of open space? | or material assets | (CRIF/56/1) boundary; and an asserted ROW (24/6). The site is has housing development on two sides but is relatively open. None of it is protected as open space | and rights of way and maintained open space and existing LDP for open space allocations | | provide appropriate open space Proposal could link to existing path network | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Not applicable | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The option is on greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There are no contamination issues and there would be no loss of peat | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The site owner asserts that the site is capable of being developed within the LDP timeframe | Check CFS form | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing, and has a good open solar aspect. | Check CFS form, aerial map and possibly site visit | + | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | ++ |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Site was previously removed from consideration due to inadequate evidence in respect of the capacity of the local road network. This does not preclude its further consideration. | | - | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There are nearby bus stops at Laggan Road | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not in a HSE consultation zone. No other constraints | GIS layers for pylons, gas pipelines, scottish gas networks | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | <p>network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | <p>Not part of an NSA or RSA</p> <p>The site is in the Upper Strathearn SLA</p> | GIS layers for NSA, and SLA | - | Application of policy ER6: to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in | + |

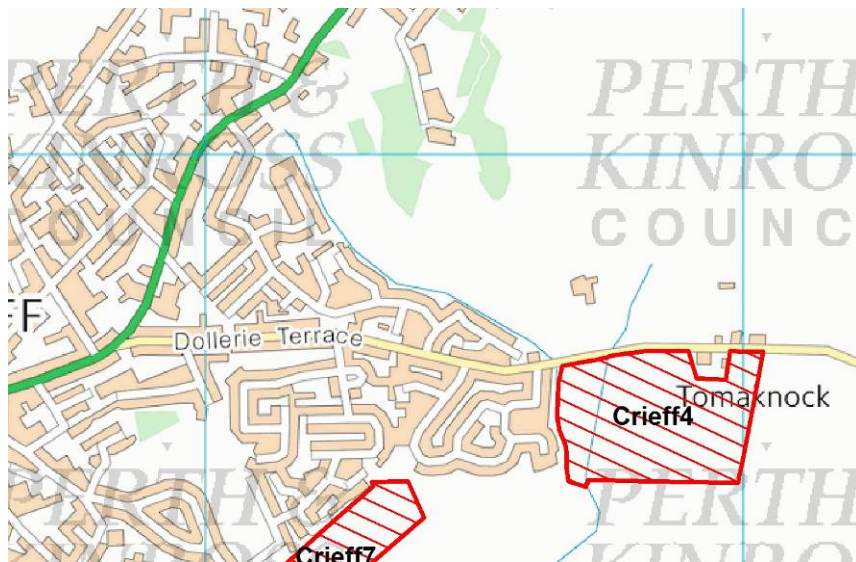
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| | designations? | | | | | particular ensuring a high standard of design in any development proposals at the settlement edge. | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Landscape character assessment was prepared on behalf of the site owner in 2011 and has been submitted for consideration. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Application of policy ER6: to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge. Provide a well-designed development of high quality housing with appropriate landscaping that would be appropriate for the area. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designation in Crieff | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the | Material Assets and Human | No | GIS layer for waste management | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | waste handling operation? | Health | | sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | There is no allocated employment land nearby that is or would be likely to be used for waste management | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>There are nearby archaeological features to the east of the site (Oakbank and Macrosty Park)</p> <p>The site is relatively high up in the landscape and there are views into the site from the south. At present the site appears distinct and enclosed.</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The nearby uses are housing to the east and south, with open fields to the north and west. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | The owner asserts that the site is unconstrained. | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|--|---|
| Site Name: Crieff 4 | Source of site suggestion: All landowners/interested parties identified/aware? | Site has been suggested by owner | Site History/Previous planning applications, existing local plan policies and proposals: Site has been previously suggested for development but not taken forward for consideration |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 7 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open aspect farm land with views into the site on all sides |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is in agricultural use and is undeveloped | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are watercourses (small burns) crossing the site from north to south.</p> <p>The site is not in a waste water drainage hotspot</p> <p>There are no wetlands or boggy areas on the site although it is in agricultural use.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | | | | | | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Parts of the site (less than 10%) are affected by high probability surface water flood risk. The owner is aware and suggests watercourse management measures would remove flood risk | Check all the GIS Layers for flood risk | - | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site is in active agricultural use. It is not in an SAC or SPA. Nor is it in an SSSI, NNR. There are no designated TPOs on site and no woodlands or known protected species. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected | | None | GIS Layers for Geological Conservation | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | by the proposal? | | | Review sites, SSSI, and Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | There is hedgerow planting along the site's boundaries and some trees on the northern boundary. | GIS aerial map/OS map/site visit | - | Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | The site's development would lead to an increase in vehicular trips that would have an adverse impact on the Crieff AQMA | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Crieff primary school would have spare capacity No new community facilities are proposed | GIS Layers for school catchments | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is not used or protected as open space and there are no core paths or ROWs near the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | None | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | The option is on greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | There are no contaminated land issues and there would be no loss of peat soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | The owner asserts that the site | Check CFS | + | n/a | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | the LDP timeframe? | assets | would be delivered within the LDP timeframe | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing and would have a favourable solar aspect | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Dollerie Terrace is immediately to the north of the site, from which access could be taken | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the transport network | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The town centre can be accessed by public transport and there are bus stops within walking distance of the site. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is not in a HSE consultation zone | GIS layers for pylons, gas pipelines, scottish gas networks network rail | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site/ | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | <p>The site is not in an NSA, or RSA</p> <p>It is part of the Upper Strathearn SLA</p> | GIS layers for NSA, and SLA | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high | + |

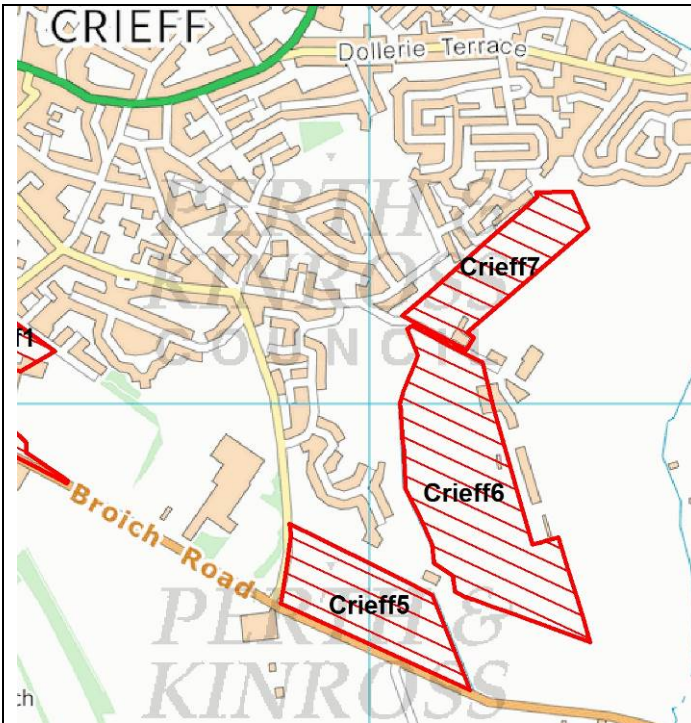
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|---|--------------------------|--|---------------------------|
| | | | | | | standard of design in any development proposals at the settlement edge. | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site is outwith the settlement boundary and there are long distance views into the site from the east and the south</p> <p>The owner suggests that a high quality landscaped development would be compatible with the site's rural to urban transition location</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting however landscape impact has previously been assessed as unacceptable | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Crieff | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The North Forr waste management site lies to the south of the settlement, but would not be compromised by the proposal | GIS layer for waste management sites | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Housing use is proposed. There is no employment land in the vicinity that would be adversely affected | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>There are isolated archaeology features along Dallerie Terrace but nothing scheduled</p> <p>There are no Garden & Designed landscapes in the area</p> | <p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p> | 0 | n/a | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The site has housing development to the west, and a housing allocation yet to be developed to the north. On the east and south is open farmland. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None asserted | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|--|--|
| Site Name: Crieff 5 | Source of site suggestion: All landowners/interested parties identified/aware? | McCrae & McCrae on behalf of land owner | Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 4.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland on the eastern edge of the settlement with open aspects to the north, east and south. Housing and Community Campus to the west |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use developed as small holdings | Proposed Use: housing, with some retail and a pub/restaurant | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The site is crossed by a number of small streams including the Alligan Burn. Parts of the site are boggy or marshy.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> <p>Not in a waste water drainage hot spot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | A small part of the site is affected by high probability of surface water flood risk. Less than 5%. | Check all the GIS Layers for flood risk | - | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site is all in agricultural use and any biodiversity interest is likely to be confined to field edges and interactions with nearby fields The site is not in an SAC, SPA. There is no SSSI or NNR on the site. There are some hedges but few trees along field boundaries There are no designated TPOs or protected species on the sites | GIS layers SAC/SPA/SSSI/NNR/TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site is on the periphery of the settlement and the field boundaries likely act as wildlife corridors, together with the burns and streams on the sites. | GIS aerial map/OS map/site visit | - | Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Development of this site would lead to increased vehicle trips that would have an adverse effect on the Crieff AQMA. Broich Road in particular to the south of the site has a number of proposed developments and traffic modelling is under way to assess the cumulative impacts of the proposals. | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>Crieff Primary school would have capacity and the sites are close to the existing Community Campus where many community facilities are already located.</p> <p>No community facilities are proposed, although a pub/restaurant could fulfil some community role.</p> | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | <p>The site is currently undeveloped however it does not have any role as open space because it is in agricultural use. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement.</p> <p>Core Path CRIF/4/1 and ROW 24/2 pass through the site running east out of the settlement</p> | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | <p>Application of policy CF1 to provide appropriate open space</p> <p>Proposal could link to existing path network</p> | + |
| | Will the proposal create/reduce | Population | Some retail and pub/restaurant use | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | employment land/opportunities? | | is proposed | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | On greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No known contamination issues To the north of the site there is mainly mineral soil with occasional peat however the remainder of the land has no peat soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The agent asserts on behalf of the owner that the site will be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south and westerly facing so has a good solar aspect | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | The road network, particularly in the Broich Road area to the south, is being modelled to assess the impact of other development proposed in | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | accommodating traffic generated? | factors? | the area. | | | transport network | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site would be served by public transport nearby that would connect with the majority of services located in the town centre. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not in an HSE consultation zone The agent asserts that the site is not affected by pylons, gas pipes | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site to be reused | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not in NSA or RSA The site forms part of the Upper Strathearn SLA | GIS layers for NSA, and SLA | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge. | + |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outwith the settlement boundary and there are long distance views into the site from the east and the south | Check existing LDP GIS layer wild | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting | 0 |

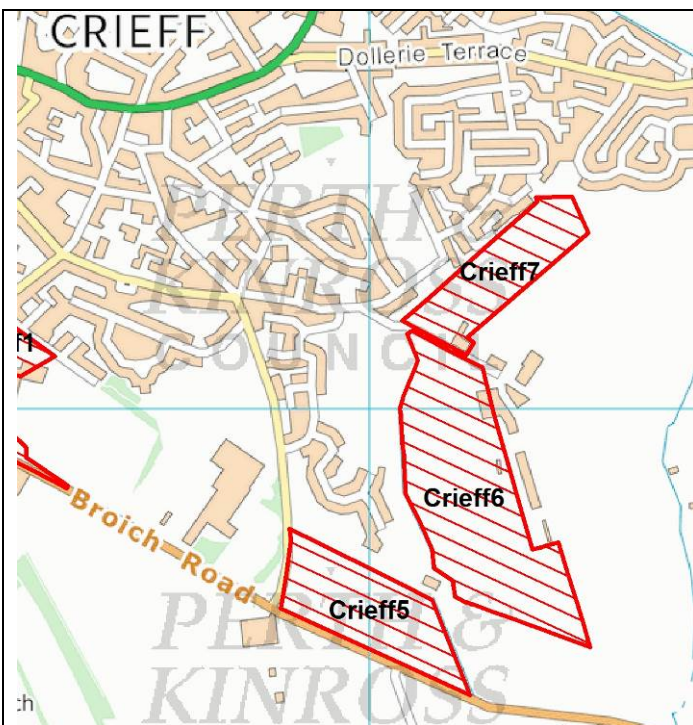
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | land Check the landscape impact using capacity study if one is available Site visit | | however landscape impact has previously been assessed as unacceptable | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Crieiff | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The North Forr waste management site lies to the south across Broich Road. It operates round the clock and residential development should be designed to not have an adverse impact on the operation of the waste management site | GIS layer for waste management sites | 0 | n/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Residential use is proposed with some retail and pub/restaurant use No waste management activities are proposed | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site is affected, especially to the south, by archaeological features. None are scheduled although there are scheduled monuments to the south of Broich Road so it is likely that undiscovered assets lie in the area. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None proposed | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are residential to the west and north, while there is agricultural land and fields to the south and east. | OS map and site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | The agent asserts that there are no known constraints to development | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|--|--|
| Site Name: Crieff 6 | Source of site suggestion: All landowners/interested parties identified/aware? | McCrae & McCrae on behalf of land owner | Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 9.3 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland on the eastern edge of the settlement with open aspects to the north, east and south. Housing and Community Campus to the west |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use developed as small holdings | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The site is crossed by a number of small streams including the Alligan Burn. Parts of the site are boggy or marshy.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> <p>Not in a waste water drainage hot spot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | A small part of the site is affected by high probability of surface water flood risk. Less than 5%. | Check all the GIS Layers for flood risk | - | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Development of this site would lead to increased vehicle trips that would have an adverse effect on the Crieff AQMA. Broich Road in particular to the south of the sites has a number of proposed developments and traffic modelling is under way to assess the cumulative impacts of the proposals. | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Crieff Primary school would have capacity and the sites are close to the existing Community Campus where many community facilities are already located. No community facilities are proposed. | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is currently undeveloped however it does not have any role as open space because it is in agricultural use. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement. Core Path CRIF/4/1 and ROW 24/2 pass through the site running east out of the settlement | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |
| | Will the proposal create/reduce | Population | None is proposed | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | employment land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | On greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No known contamination issues To the north of the site there is mainly mineral soil with occasional peat however the remainder of the land has no peat soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The agent asserts on behalf of the owner that the site will be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south and westerly facing so has a good solar aspect | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | The road network, particularly in the Broich Road area to the south, is being modelled to assess the impact of other development proposed in | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | accommodating traffic generated? | factors? | the area. | | | transport network | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site could be served by public transport nearby that would connect with the majority of services located in the town centre. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not in an HSE consultation zone The agent asserts that the site is not affected by pylons, gas pipes | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site to be reused | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not in NSA or RSA The site forms part of the Upper Strathearn SLA | GIS layers for NSA, and SLA | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge. | + |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outwith the settlement boundary and there are long distance views into the site from the east and the south | Check existing LDP GIS layer wild | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting | 0 |

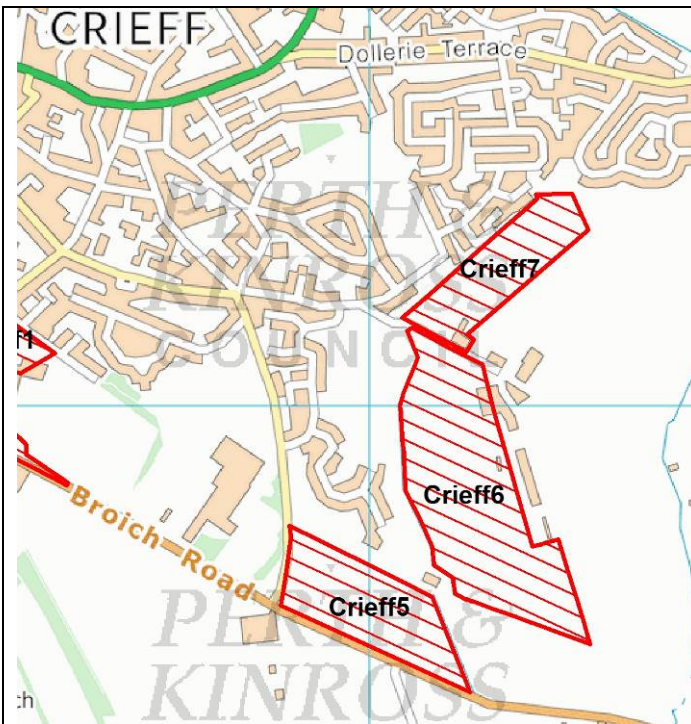
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | land Check the landscape impact using capacity study if one is available Site visit | | however landscape impact has previously been assessed as unacceptable | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Crieiff | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The North Forr waste management site lies to the south across Broich Road. It operates round the clock and residential development should be designed to not have an adverse impact on the operation of the waste management site | GIS layer for waste management sites | 0 | n/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Residential use is proposed No waste management activities are proposed | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site is affected, especially to the south, by archaeological features. None are scheduled although there are scheduled monuments to the south of Broich Road so it is likely that undiscovered assets lie in the area. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None proposed | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are housing to the west and north, while there is agricultural land and fields to the south and east. | OS map and site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | The agent asserts that there are no known constraints to development | Check CFS form | 0 | n/a | 0 |

| | | | |
|---|---|--|--|
| Site Name: Crieff 7 | Source of site suggestion: All landowners/interested parties identified/aware? | McCrae & McCrae on behalf of land owner | Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration |
| Settlement: Crieff | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 3.9 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland on the eastern edge of the settlement with open aspects to the north, east and south. Housing and Community Campus to the west |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use developed as small holdings | Proposed Use: housing | Initial Officer Comments | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>The site is crossed by a number of small streams including the Alligan Burn. Parts of the site are boggy or marshy.</p> <p>At the time of publication the updated river basin management plans are not available so this assessment will be provided later</p> <p>Not in a waste water drainage hot spot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | Application of policy EP3, which ensures that there is no deterioration of water body status | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Nearby sites are affected by high probability of surface water flood risk. None shown on this site. | Check all the GIS Layers for flood risk | - | Application of policy EP2 and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | The site is in agricultural use and any biodiversity interest is likely to be confined to field edges and interactions with nearby fields The sites are not in an SAC, SPA. There is no SSSI or NNR on the site. There are some hedges but few trees along field boundaries There are no designated TPOs or protected species on the sites | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Evaluation and mitigation of potential impact on biodiversity interest. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site is on the periphery of the settlement and the field boundaries likely act as wildlife corridors, together with the burns and streams on the sites. | GIS aerial map/OS map/site visit | - | Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths | + |
| Air Quality | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | Development of this site would lead to increased vehicle trips that would have an adverse effect on the Crieff AQMA. Broich Road in particular to the south of the sites has a number of proposed developments and traffic modelling is under way to assess the cumulative impacts of the proposals. | | - | Application of policy EP11 that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Crieff Primary school would have capacity and the sites are close to the existing Community Campus where many community facilities are already located. No community facilities are proposed. | GIS Layers for school catchments | 0 | n/a | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is currently undeveloped however it does not have any role as open space because it is in agricultural use. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement. Core Path CRIF/4/1 and ROW 24/2 pass through the site running east out of the settlement | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1 to provide appropriate open space Proposal could link to existing path network | + |
| | Will the proposal create/reduce | Population | None is proposed | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | employment land/opportunities? | | | form | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | On greenfield land | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No known contamination issues To the north of the site there is mainly mineral soil with occasional peat however the remainder of the land has no peat soil | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | The agent asserts on behalf of the owner that the site will be delivered within the LDP timeframe | Check CFS form | + | n/a | + |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south and westerly facing so has a good solar aspect | Check CFS form, aerial map and possibly site visit | + | n/a | + |
| | Vehicular Access constraints or opportunities - Road network capable of | Material assets and climatic | The road network, particularly in the Broich Road area to the south, is being modelled to assess the impact of other development proposed in | | 0 | Application of policy TA1, that requires consideration of the impact of the proposal on the | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | accommodating traffic generated? | factors? | the area. | | | transport network | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The site could be served by public transport nearby that would connect with the majority of services located in the town centre. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Not in an HSE consultation zone The agent asserts that the site is not affected by pylons, gas pipes | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|--|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | None | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site to be reused | GIS aerial map/site visit | 0 | n/a | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site is not in NSA or RSA The site forms part of the Upper Strathearn SLA | GIS layers for NSA, and SLA | - | Application of policy ER6 to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge. | + |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outwith the settlement boundary and there are long distance views into the site from the east and the south | Check existing LDP GIS layer wild | - | Natural screening could be provided as part of any landscaping proposals to enhance the site's setting | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | land Check the landscape impact using capacity study if one is available Site visit | | however landscape impact has previously been assessed as unacceptable | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No green belt designated in Crieiff | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | The North Forr waste management site lies to the south across Broich Road. It operates round the clock and residential development should be designed to not have an adverse impact on the operation of the waste management site | GIS layer for waste management sites | 0 | n/a | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | Residential use is proposed No waste management activities are proposed | Check Zero Waste Plan | n/a | n/a | n/a |

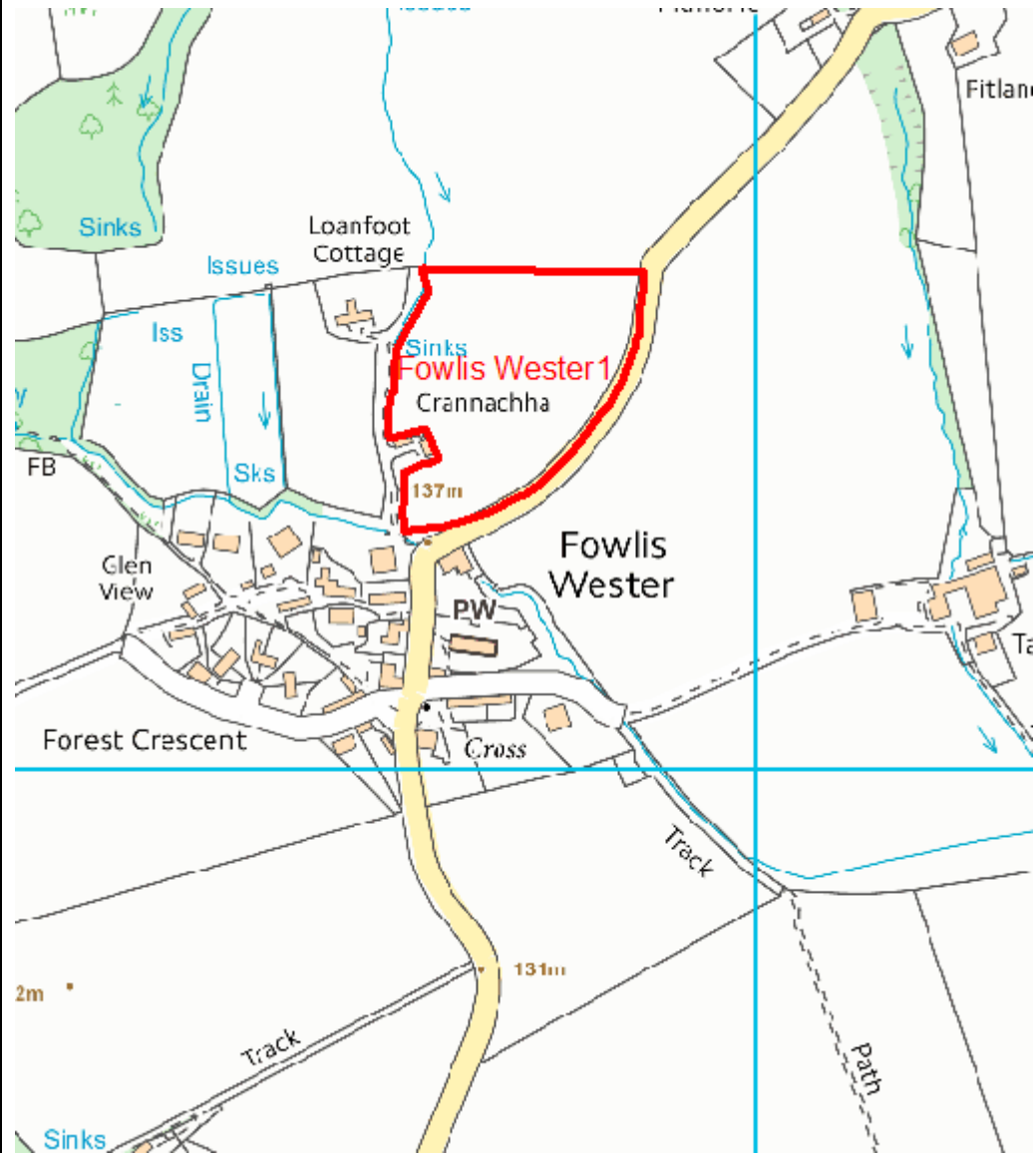
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site is affected, especially to the south, by archaeological features. None are scheduled although there are scheduled monuments to the south of Broich Road so it is likely that undiscovered assets lie in the area. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Application of policy HE1, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | None proposed | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are housing to the west and north, while there is agricultural land and fields to the south and east. | OS map and site visit | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | The agent asserts that there are no known constraints to development | Check CFS form | 0 | n/a | 0 |

FOWLIS WESTER

| | | | |
|--|--|---|---|
| Site Name: Fowlis Wester 1 | Source of site suggestion: Call for Sites, Abercairney Estates All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site not submitted in previous call for sites |
| Settlement: Fowlis Wester | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Fowlis Wester 1 | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is relatively prominent and is south facing. It has some boundary planting and trees and forms part of the setting of Loanfoot House. A single house has been built adjacent to the site's western boundary, which is excluded from the site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is greenfield and undeveloped, in agricultural use as pasture | Proposed Use: Housing | Initial Officer Comments: Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Significantly contrary to TAYplan strategy. Only the most sensitive design would make this proposal's impact acceptable on the Fowlis Wester Conservation Area. The site is prominent in the landscape. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No watercourses on site however a minor burn runs alongside the westers site boundary</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspots</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of Policy EP3 to ensure no culverting, and restoration of watercourses that have been previously diverted (EP3D); that development should be set back from watercourses; and to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No recorded flooding on site, nor in the area | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No nearby SAC /SPA or SSSI, NNR No protected species on site however Red Squirrel, Viviparous Lizard, Hedgehog and Osprey are noted in the area. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Consider whether trees onsite possible mitigation retention of trees/tree planting/development setback from any watercourses | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in | Bio flora and fauna | Site is an open grassed area. There are woodland strips and minor burns in the area that form a wildlife | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | habitat fragmentation or greater connectivity? | | network | | | no culverting, and restoration of watercourses that have been previously diverted (EP3D) Development should be well set back from watercourses | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Madderty Primary at 114%) | GIS Layers for school catchments | -- | Application of policy PM3 for education contribution | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | None of the site functions as open space. It forms part of the fields surrounding Loanfoot house. There are no core paths or rights of way near the site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment use is proposed. No loss of employment land | Check CFS form | 0 | n/a | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland. Site is almost entirely prime agricultural land (Category 3.1) No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | -- |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in single ownership | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is on a south facing slope, with a principal south facing aspect, it is partly sheltered by topography | Check CFS form, aerial map and possibly site visit | + | Siting and design of buildings to take account of solar orientation. | + |
| | Vehicular Access constraints or | Material | Access would be taken from the | | 0 | Application of policy TA1B. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | opportunities - Road network capable of accommodating traffic generated? | assets and climatic factors? | unclassified road running north from the settlement | | | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The settlement has very few services. The site is within 400m of a bus stop with services to Crieff and Perth | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B that requires development proposals to be easily accessible to all modes of transport | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. Surrounding woodland to the south is on the ancient woodlands inventory | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is outside the settlement boundary and is large enough to have a significant adverse impact on the landscape setting of the village | Check existing LDP GIS layer wild land Check the landscape impact using | -- | Retention of existing planting at the site | -- |

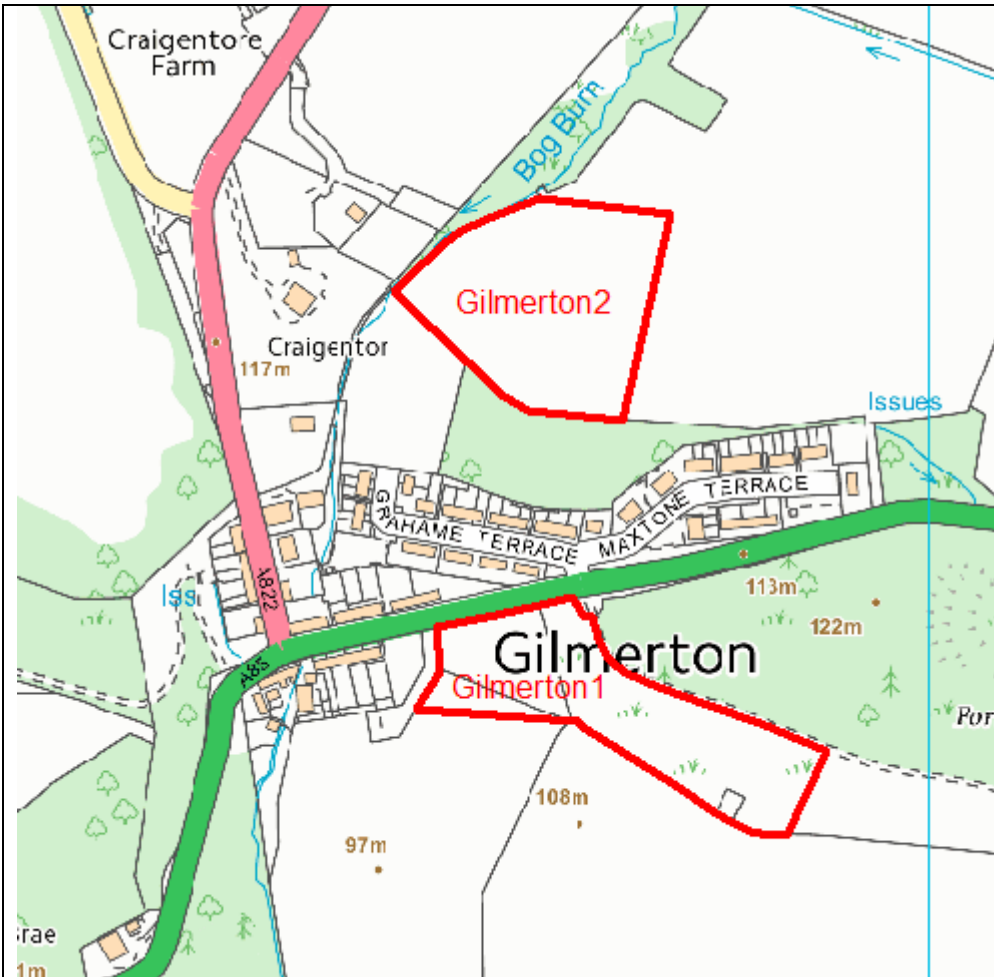
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | | capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | There are numerous listed buildings in the settlement and it has been designated as a conservation area There are also numerous | GIS layers Listed building, Scheduled | -- | Some impacts on the historic environment could be avoided through appropriate scheme location and design | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | archaeological areas of interest in and around the settlement, although none on the site | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The site is surrounded by agricultural fields, except for the settlement to the south and isolated individual houses to the north and west. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

GILMERTON

| | | | |
|--|--|--|--|
| Site Name: Gilmerton 1 | Source of site suggestion: Call for sites, Monzie Estate All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered at MIR stage but not taken forward to Proposed LDP |
| Settlement: Gilmerton | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Gilmerton 1 | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1.6 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Half of the site is woodland and half is agricultural land. Neighbouring uses are housing to the north and west, agricultural to the east and south. South facing but located mainly below the level of the adjacent road. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use | Proposed Use: Housing | Initial Officer Comments . Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Development on the wooded eastern part of the site would have an adverse impact on the landscape setting of the settlement and have an adverse impact on the biodiversity interest of a wood in the inventory of ancient woodlands. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses on site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspots</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of Policy EP3 to ensure no culverting, and restoration of watercourses that have been previously diverted (EP3D), and that development should be set back from watercourses | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its | Water, Climatic | Some record of surface water flooding at the site on a minor part | Check all the GIS Layers for | - | Application of policy EP2 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | development result in additional flood risk elsewhere? | Factors and Human Health | of the site | flood risk | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No nearby SAC/SPA No SSSI or NNR No TPOs or protected species noted at the site | GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Application of Policy NE3 Biodiversity. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site is on the periphery of the settlement and contains a wooded area that is likely to contain some biodiversity interest | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | securing new planting in line with the Perth and Kinross Forestry and Strategy. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Crieff Primary at 92%) however new primary school has been opened since this figure was calculated | GIS Layers for school catchments | -- | Application of Policy PM3 to ensure education contribution if needed | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is in agricultural use and does not function as open space although there is a path running alongside the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment uses are proposed. No loss of employment land | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in single ownership | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is sloping and has a southerly aspect. It is well placed to take advantage of solar gain. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design of buildings to take account of solar orientation. | 0 |
| | Vehicular Access constraints or | Material | Access likely to be taken from | | 0 | Access road would need to be | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | opportunities - Road network capable of accommodating traffic generated? | assets and climatic factors? | unclassified road leading to Cultoquhey Hotel | | | delivered to the satisfaction of the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There are few facilities in Gilmerton. The site is within 400m of bus stops for services to Crieff and Perth | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be easily accessible to all modes of transport | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not | n/a | n/a | n/a |

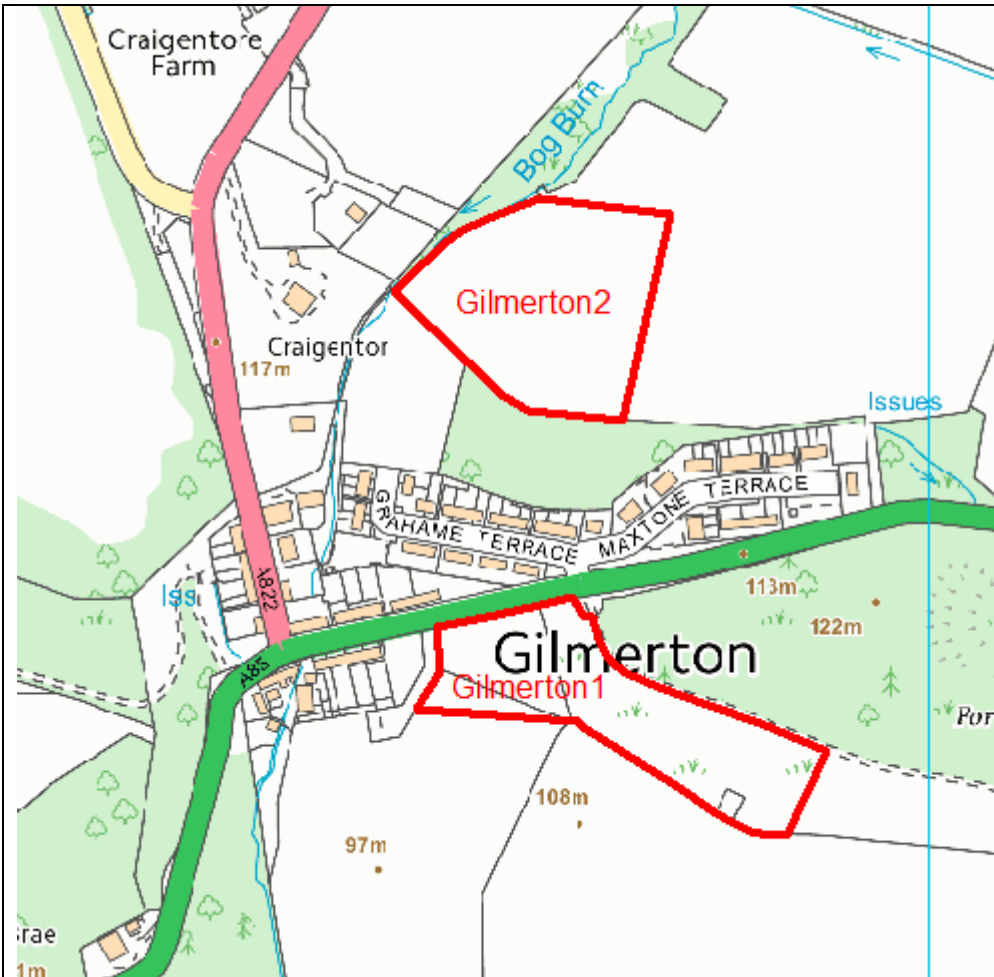
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings at the site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. Part of the site contains a woodland on the Ancient Woodland Inventory | GIS layers for NSA, and SLA | -- | Retain established woodland | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The woodland and paddock on the site are part of the countryside setting of the settlement, particularly when viewed from the road to the north. The site is beyond the defensible settlement boundary of a road and property boundary. | Check existing LDP GIS layer wild land Check the landscape impact using | -- | Existing established woodland provides a landscape framework for the site, and should be retained | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | | | | capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | There is an archaeological feature – Cultoquhey House - within the site to the south | GIS layers Listed building, Scheduled | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | and design | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | n/a | n/a | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing would be compatible with existing surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

| | | | |
|--|--|---|--|
| Site Name: Gilmerton 2 | Source of site suggestion: Call for sites, Monzie Estate All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered at MIR stage but not taken forward to Proposed LDP |
| Settlement: Gilmerton | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Gilmerton 2 | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1.8 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site forms part of an agricultural field. Neighbouring uses are housing to the south. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use | Proposed Use: Housing | Initial Officer Comments . Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. South facing but the site should not be developed because it is part of an elevated hillside that forms part of the setting of the settlement. The site is also too large in scale for the settlement. | |

Insert Location Plan



Insert Photographs if available

| |
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|--|

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses on site. The Bog Burn runs to the north of the site</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspots</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | Application of Policy EP3 to ensure no culverting, and restoration of watercourses that have been previously diverted (EP3D), and that development should be set back from watercourses | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its | Water, Climatic | Some record of surface water flooding at the site on a minor part | Check all the GIS Layers for | - | Application of policy EP2 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | development result in additional flood risk elsewhere? | Factors and Human Health | of the site | flood risk | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No nearby SAC/SPA No SSSI or NNR No TPOs or protected species noted at the site | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Application of Policy NE3 Biodiversity. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site is on the periphery of the settlement and contains a wooded area that is likely to contain some biodiversity interest | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | securing new planting in line with the Perth and Kinross Forestry and Strategy. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Crieff Primary at 92%) however new primary school has been opened since this figure was calculated | GIS Layers for school catchments | -- | Application of Policy PM3 to ensure education contribution if needed | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | The site is in agricultural use and does not function as open space although there is a path running alongside the north side of the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment uses are proposed. No loss of employment land | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in single ownership | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is sloping and has a southerly aspect. It is well placed to take advantage of solar gain. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design of buildings to take account of solar orientation. | 0 |
| | Vehicular Access constraints or | Material | Access likely to be taken from | | 0 | Access road would need to be | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|---|---------------------------|
| | opportunities - Road network capable of accommodating traffic generated? | assets and climatic factors? | Grahame Terrace | | | delivered to the satisfaction of the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | There are few facilities in Gilmerton. The site is within 400m of bus stops for services to Crieff and Perth | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1 that requires development proposals to be easily accessible to all modes of transport | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings at the site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. | GIS layers for NSA, and SLA | 0 | Retain established woodland | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is part of an elevated hillside that forms part of the setting of the settlement. | Check existing LDP GIS layer wild land Check the landscape impact using | 0 | Existing established woodland provides a landscape framework for the site, and should be retained | 0 |

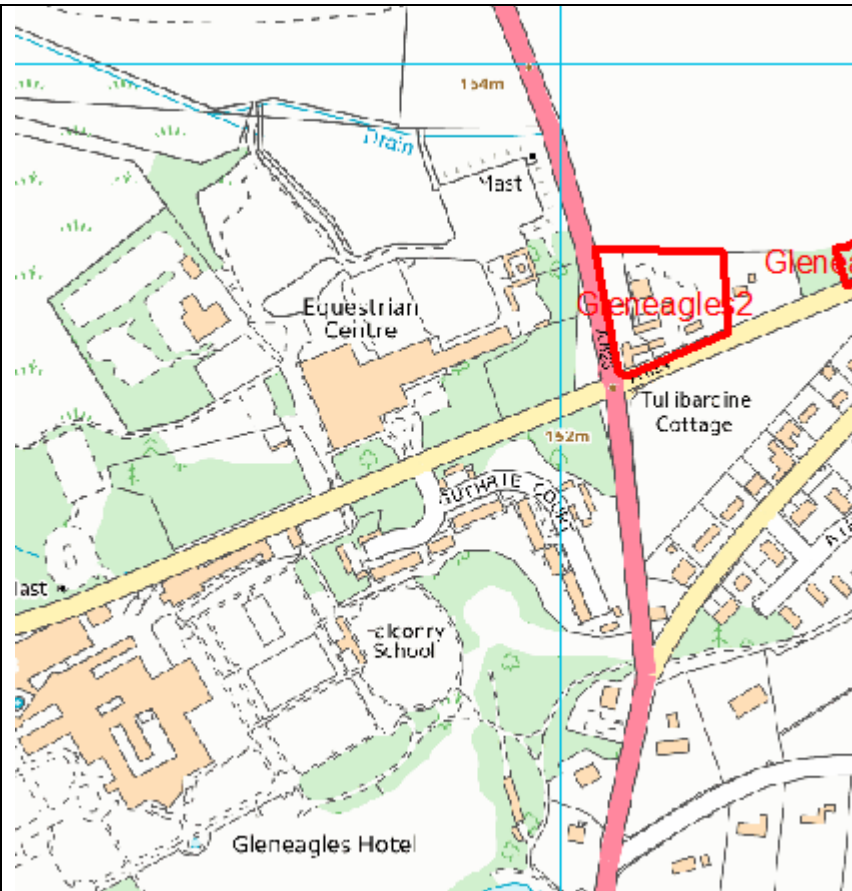
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| | | | | capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | The site shares a boundary with B listed 'Craigentore'. Archaeological interest to west of site | GIS layers Listed building, Scheduled | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | and design | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | n/a | n/a | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing would be compatible with existing surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

GLENEAGLES

| | | | |
|---|---|---|--|
| Site Name: Gleneagles 2 | Source of site suggestion: Call for sites form, Stewart Milne Homes All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Previously a housing proposal (H31) in the Strathearn Area Local Plan (2001) this site has been deleted from the housing land audit due to non-effectiveness. Inside the settlement boundary, housing development would be supported by Policies PM1 and RD1. At the time of writing, the site is the subject of an undetermined planning application for housing (15/01211/FLL). An application may also be expected for the demolition of the listed buildings that previously occupied the site. |
| Settlement: Gleneagles | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Gleneagles 2 | Outside or adjacent to a settlement boundary? Inside settlement boundary | |
| OS Grid Ref: | Site Size (ha): 0.7 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield land, cleared site | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. This site is inside the settlement boundary and would be suitable for housing, should the site's non-effectiveness be overcome and subject to satisfactory resolution of the unauthorised demolition of listed buildings | This is a corner site that slopes gently northwards but is relatively flat. It has been previously developed but the previous use has ceased. The neighbouring uses are housing and tourism. The site fronts a main road on two sides. |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|-----------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses on the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human | <p>No record of flood risk at the site.</p> <p>Not identified at risk of flooding</p> | Check all the GIS Layers for flood risk | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No impact on SAC, SPA; SSSI, NNR Protected species (red squirrel) in the area but not identified at site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Application of Policy NE3 Biodiversity. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site has been previously developed but is now cleared. There is little scope for habitat preservation. It is on the periphery of the settlement and there is likely to be habitat in the area. It is likely it could form part of a network in the | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to enhance habitat connectivity and wildlife corridors. New landscaping and tree planting in line with the Perth and Kinross Forestry and Strategy. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | area | | | | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Insufficient capacity at catchment primary (Community School of Auchterarder at 105%) | GIS Layers for school catchments | -- | Application of policy PM3 for developer contribution towards education | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space but core paths pass south of the site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No employment use is proposed. Previous employment use ceased some time ago and the site has previously been identified in the housing land audit | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Brownfield | GIS aerial map/site visit | + | n/a | + |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land No known contamination issues however previous use was as coachworks | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | n/a | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in the control of a housebuilder | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site has an open aspect and is generally south facing. Some shelter is provided by nearby tree belt to the west | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | | | climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing access on the site's southern boundary to a main road. Connection to the A9 | | + | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Good range of facilities in Gleneagles and nearby Auchterarder. Site is within 400m of existing bus stop | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | + | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Site has been cleared of previous buildings however LB application has not yet been submitted for their demolition | GIS aerial map/site visit | -- | n/a | -- |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. Tullibardine wood to the east and west is on the national woodlands inventory | GIS layers for NSA, and SLA | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|--|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is at a prominent road junction and is on the periphery of the settlement and views into the site will be important. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Preserve and enhance any existing planting and trees on the site | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |

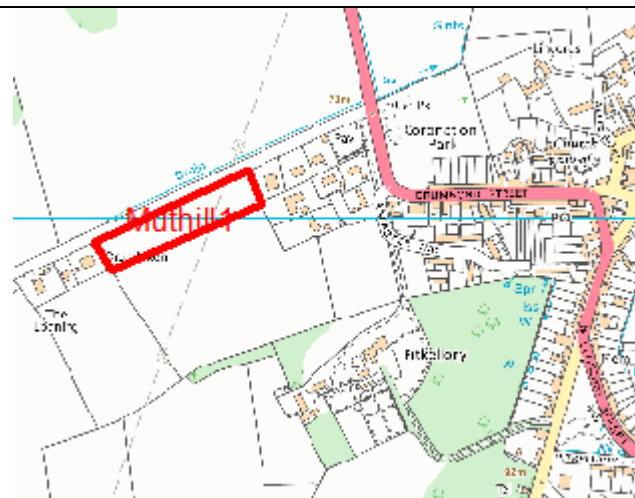
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Check whether it could affect the setting of the feature and any key views to or from the feature | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | One archaeological feature on site (Tullibardine Cottage) and other archaeological areas of interest to the north of the site | | - | Application of policy HE1B to protect areas of known archaeological interest | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | The neighbouring uses are housing and tourism (equestrian centre and hotel/holiday accommodation) | OS map and site visit | + | n/a | + |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

MUTHILL

| | | | |
|---|---|---|---|
| Site Name: Muthill 1 | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was submitted in previous call for sites and considered at LDP examination |
| Settlement: Muthill | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Immediately adjacent to but outside settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat roadside site west of the settlement. Housing to the east and individual houses to the west. Access gate directly from road. Individual mature trees. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Relatively small extension to settlement along south side of road. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There is a watercourse north of the site across the road but none on site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs Not in a</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p> | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | waste water drainage hotspot | hotspots Private water supplies (risk assessed) layer | | consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk identified | Check all the GIS Layers for flood risk | 0 | - | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Not near a SAC or SPA, or SSSI, NNR Some mature trees on site No protected species identified nearby | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment | - | Application of policy NE3 Biodiversity. Consider retention of existing trees | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Lunan Valley catchment River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is an open grassed area with boundary planting and isolated groups of trees. It forms part of a larger field and is on the periphery of the settlement. There is likely to be biodiversity interest. | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Retention of planting along roadside where possible and at site periphery | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or | Air | No | | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Muthill Primary, which has sufficient capacity (78%) | GIS Layers for school catchments | 0 | None | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths at the site, but a core path runs to the south of the site connecting the settlement to the golf course. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | None | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land. No known contamination issues | GIS Layers for carbon richness (which shows | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in single ownership but is intended to be delivered as self-build plots | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing and development could be orientated to make use of solar gain | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access to be taken directly from adjacent main road | | 0 | Application of policy TA1. Road and access improvements to the satisfaction of the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Limited facilities in Muthill. Only the eastern part of site is within 400m of bus stops to Crieff and Auchterarder | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active | - | Consider extension of bus services | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | travel distance Check distance to local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known. The OS map shows the site is crossed by a power line however this has been removed under the Beaulieu-Denny programme. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |

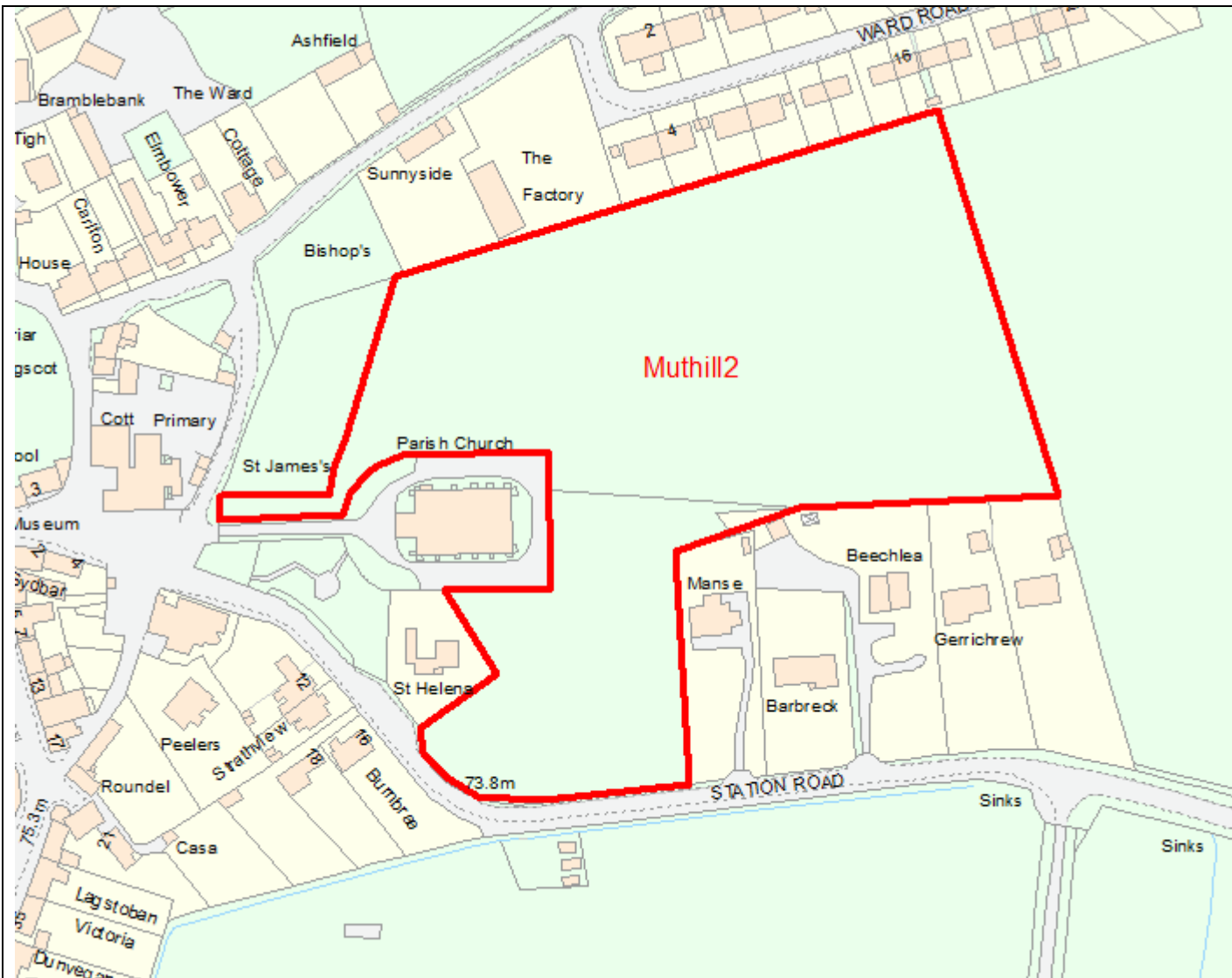
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|---|---------------------------|
| | Development Plan? | | | | | | |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on the site. Nearby areas of woodland. Immediately adjacent to the Upper Strathearn SLA. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | In the transition between open undeveloped landscape, woodland strips and arable grassland. Adjacent to but clear ribbon extension to settlement envelope. Retention and creation of woodland strips in the area are important local landscape features. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Sensitive landscaping, retention of existing mature trees and boundary planting | -- |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|--|--------------------------|---|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Nearby recycling collection point at Coronation Park. No impact on operation | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Immediately south of Drummond Castle Garden and Designed Landscape. West of the Muthill Conservation Area | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Sensitive design could limit impact on adjacent Garden and Designed Landscape. Adverse impact on setting of Conservation Area could be addressed through design | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential use would be compatible with existing surrounding land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

| | | | |
|--|---|---|--|
| Site Name: Muthill 2 | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was submitted in previous call for sites and considered at LDP examination |
| Settlement: Muthill | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Inside | |
| OS Grid Ref: | Site Size (ha): 2.3 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Irregular shaped site surrounding the church building on its north, east and south sides. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped grassland around church building | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Inappropriate development site due to adverse impact on setting of church building | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | There are no watercourses on site. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. No impact on GWDTEs Not in a waste water drainage hotspot | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional | Water, Climatic Factors and | No flood risk identified | Check all the GIS Layers for flood risk | 0 | - | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | flood risk elsewhere? | Human Health | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Not near a SAC or SPA, or SSSI, NNR Isolated mature trees on site Protected species identified nearby. Swifts at location old village houses near centre of village | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | -- | Application of policy NE3 Biodiversity. Consider retention of existing trees | - |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is an open grassed area with boundary planting and isolated trees. It forms part of a larger field and open countryside to the east. It is on the periphery of the settlement. There is likely to be biodiversity | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | interest. | | | with the Perth and Kinross Forestry and Strategy. Retention of planting where possible | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Muthill Primary, which has sufficient capacity (78%) | GIS Layers for school catchments | 0 | None | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths at the site, but adjacent to school playing field and Wardside public park. A core path runs nearby to the south of the site connecting Station Road to Willoughby Street via Lintibert. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No loss of employment land | Check CFS form | 0 | None | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland or prime agricultural land. No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | n/a | n/a | n/a |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in single ownership | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing and development could be orientated to make use of solar gain | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access to be taken directly from adjacent main road | | 0 | Application of policy TA1. Road and access improvements to the satisfaction of the Roads Authority | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Limited facilities in Muthill. The site is adjacent to bus stops to Crieff and Auchterarder | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Consider extension of bus services | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on the site. Nearby areas of woodland. Immediately adjacent to the Upper Strathearn SLA. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site, although not already developed, would be viewed as an infill site and would form part of the built-up area of the settlement. | Check existing LDP GIS layer wild land Check the landscape | - | Sensitive landscaping, retention of existing mature trees and boundary planting | - |

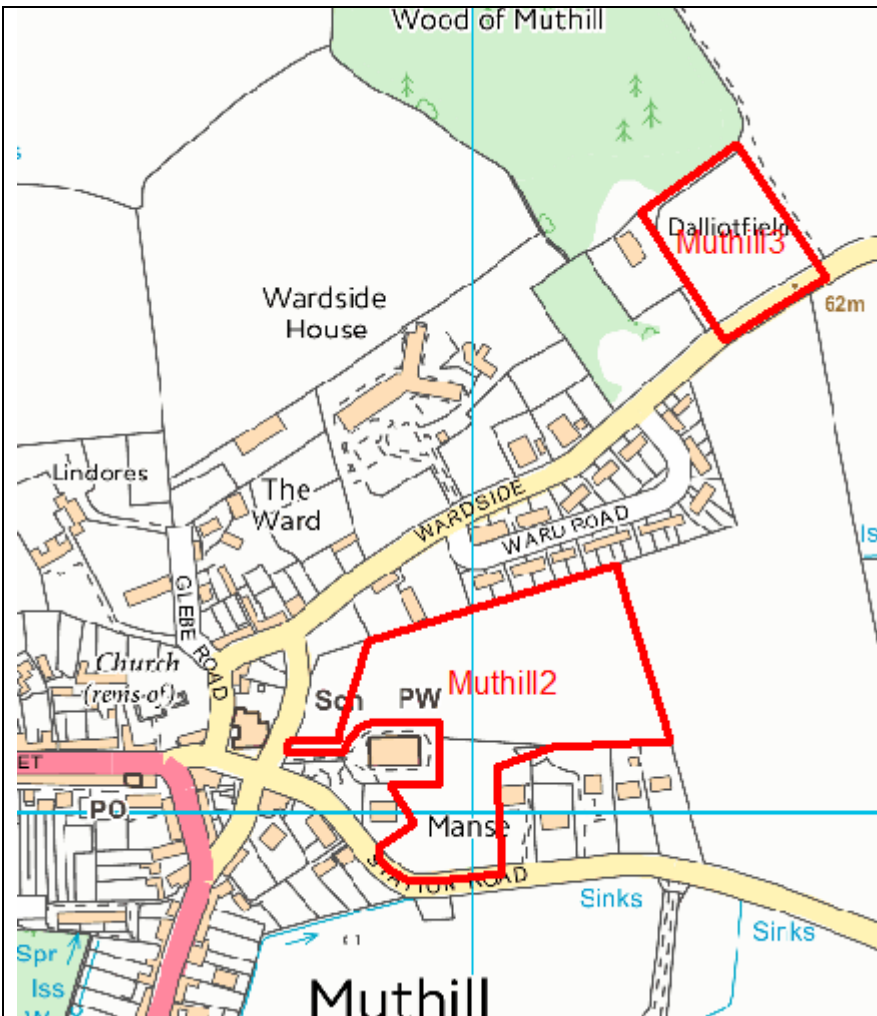
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The western half of the site is in the Conservation Area, while the remainder of the site forms part of its setting. The adjacent Muthill new parish church is category B listed and the site forms part of its curtilage. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | -- | Focus development on the eastern part of the site to preserve some setting for the listed church | - |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing would be compatible with existing surrounding land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | None known | Check CFS | 0 | n/a | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | | form | | | |

| | | | |
|---|---|---|--|
| Site Name: Muthill 3 | Source of site suggestion: Call for sites All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was submitted in previous call for sites and considered at LDP examination |
| Settlement: Muthill | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Immediately adjacent to but outside settlement boundary | |
| OS Grid Ref: | Site Size (ha): 0.8 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is located east of the village but is 50-60m from the nearest housing group on Ward Road. There is a single house adjacent (Dalliotfield) and the site forms part of the setting of this house. Access gate directly from road. Individual mature trees. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Relatively small extension to settlement along north side of road. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses on site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs Not in a waste water drainage hotspot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk identified | Check all the GIS Layers for flood risk | 0 | - | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Not near a SAC or SPA, or SSSI, NNR Some mature trees on site No protected species identified nearby | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Application of policy NE3 Biodiversity. Consider retention of existing trees | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Site is an open grassed area with boundary planting and isolated groups of trees at its boundary. There is a large and mature woodland area to the north. There is likely to be biodiversity interest. | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | | | Retention of planting along roadside where possible and at site periphery | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | 0 | n/a | 0 |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Catchment for Muthill Primary, which has sufficient capacity (78%) | GIS Layers for school catchments | 0 | None | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | No maintained open space or core paths at the site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any development proposals. | 0 |
| | Will the proposal create/reduce employment | Population | No loss of employment land | Check CFS form | 0 | None | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland Entire site is prime agricultural land (category 3.1). No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | n/a | -- |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Site is in single ownership | Check CFS form | 0 | n/a | 0 |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is south facing and development could be orientated to make use of solar gain | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | 0 |
| | Vehicular Access constraints or opportunities - | Material assets and | Access to be taken directly from adjacent main road | | 0 | Application of policy TA1. Road and access improvements to | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | Road network capable of accommodating traffic generated? | climatic factors? | | | | the satisfaction of the Roads Authority | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Limited facilities in Muthill. None of the site is within 400m of bus stops. The bus stops in the village serve to Crieff and Auchterarder | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Consider extension of bus services | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | None known. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | None on site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on the site. Nearby areas of woodland. Immediately adjacent to the Upper Strathearn SLA. | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is on the periphery of the settlement and would be viewed as poorly related to the existing built development. There is an area of ancient woodland immediately to the north, views of which would be adversely affected. The site is also immediately adjacent to the Upper Strathearn SLA | Check existing LDP GIS layer wild land Check the landscape impact using capacity study | -- | Sensitive landscaping, retention of existing mature trees and boundary planting | -- |

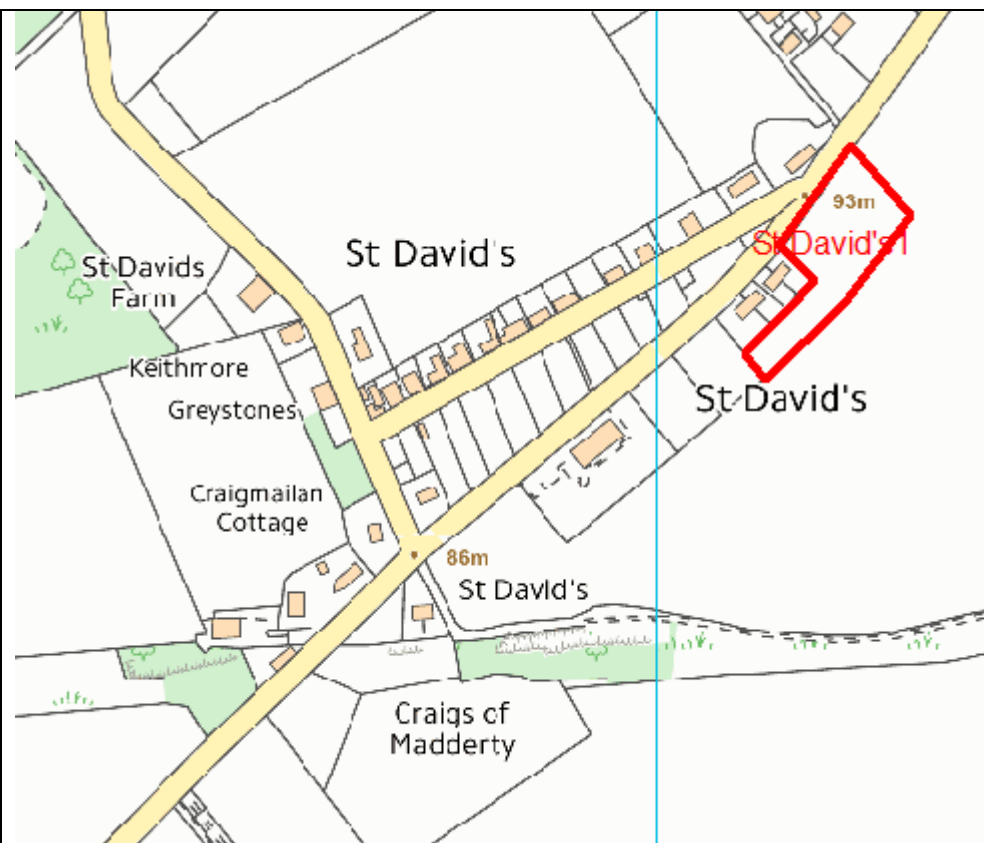
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|---|---------------------------|
| | | | | if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Nearest recycling collection point at Coronation Park. No impact on operation | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and | Immediately south of Drummond Castle Garden and Designed Landscape. Adjacent house at Dalliotfield, to the west, is Category C listed | GIS layers Listed building, Scheduled Monuments, | - | Sensitive design could limit impact on adjacent Garden and Designed Landscape. Adverse impact on setting of listed building could be addressed through design and sensitive | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | | links with landscape) | North east of the Muthill Conservation Area. | Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | screening | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing would be compatible with existing surrounding land uses. | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | None known | Check CFS form | 0 | n/a | 0 |

ST DAVIDS

| | | | |
|---|---|---|---|
| Site Name: St David's 1 | Source of site suggestion: MBM planning and development. All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site has not been previously considered |
| Settlement: St David's | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: St David's 1 | Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 0.6 ha | Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site has an open aspect on the periphery of the settlement. The neighbouring uses to the north and west are housing and a village hall. The land to the east and south is in agricultural use and is undeveloped |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Site is in agricultural use and is undeveloped | Proposed Use: Housing | Initial Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |

Insert Location Plan



Insert Photographs if available

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There are no watercourses on the site</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspots</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | 0 | <p>Application of policy EP3 including no culverting, and restoration of watercourses that have been previously diverted (EP3D),</p> <p>development should be set back from watercourses</p> <p>Apply policy EP3 to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>No recorded flooding on site.</p> <p>Isolated areas of surface flooding in the area.</p> | Check all the GIS Layers for flood risk | 0 | Application of Policy EP2 to minimise flood risk | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No nearby SAC /SPA or SSSI, NNR No protected species at site however bats (to the south of the site), hedgehog and red squirrel are noted in the area | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Consider whether trees onsite possible mitigation retention of trees/tree planting/development setback from any watercourses | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | None | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | The site has some peripheral planting and roadside frontage, which provides some habitat connectivity | GIS aerial map/OS map/site visit | 0 | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts; retaining woodland | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | n/a | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No loss of peatland The majority of the site is classified as prime agricultural land (Category 3.1) and the remainder is not prime (Category 3.2) No known contamination issues | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | -- | Good quality soils should be removed for use in other parts of Perth and Kinross. | -- |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Information not provided, site is in multiple ownership and there is no developer interest in the proposal | Check CFS form | -- | n/a | -- |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | The site is on a south facing slope, with a principal south facing aspect | Check CFS form, aerial map and possibly site visit | + | Siting and design of buildings to take account of solar orientation. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access would be taken from the road through St David's | | 0 | Application of policy TA1B. Access road would need to be delivered to the satisfaction of the Council as Roads Authority | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|--|---------------------------|
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | The settlement has very few services. The site is within 400m of a bus stop | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B that requires development proposals to be easily accessible to all modes of transport | - |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | The site is outside but immediately adjacent to the outer consultation zone for UKT pipeline. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on | 0 | Application of policy EP4 should development trigger a consultation | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | n/a | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | There are no existing buildings on the site | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | No designations on site itself. Nearby woodland to the north is on the ancient woodlands inventory | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The site is outside the settlement boundary and although indicated for only two houses, is large enough to have a significant adverse impact on the landscape setting of the village</p> <p>The particular urban form of the settlement incorporates limited development on the south side of the main road</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | Application of policy ER6 to prevent erosion of local distinctiveness, diversity and quality | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|--|--------------------------|--|---------------------------|
| | | | | | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Likely to be little scope | | 0 | n/a | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing would be compatible with existing surrounding land uses | OS map and site visit | 0 | n/a | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Ownership status to be clarified should this site emerge as an option | Check CFS form | - | Ownership status to be clarified, if necessary | 0 |

Perth and Kinross Council

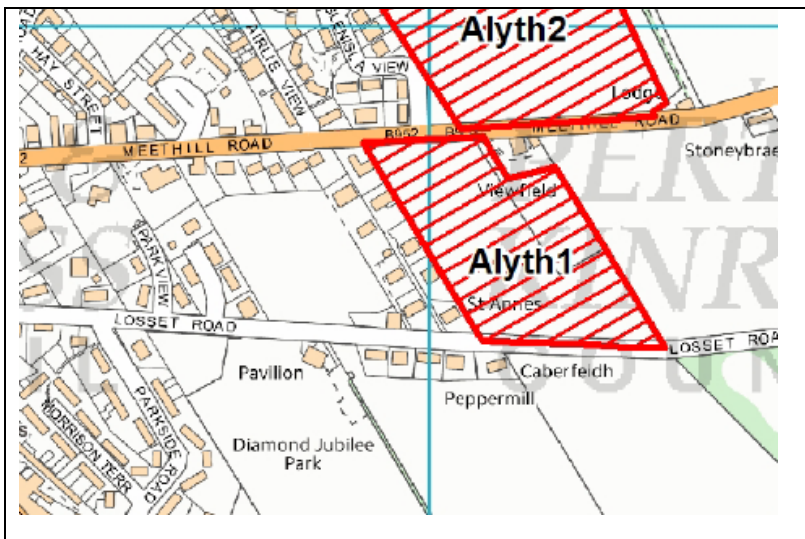
Local Development Plan 2 SEA Environmental Report Appendix E Strathmore (6)

December 2015



ALYTH

| | | | |
|---|--|---|---|
| Site Name: Meethill Road South | Source of site suggestion: Agent on behalf of landowner | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications. Site was proposed at previous pre-MIR stage although was not carried forward as an eastern expansion of Alyth was not favoured. |
| Settlement: Alyth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 1 | Outside or adjacent to a settlement boundary? Outside directly adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 2.7 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes -tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping site, some boundary screening. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments | |



[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | None identified. Small trees as a boundary on north east section of site. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | 0 | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No woodland or watercourse within site. Mixed deciduous woodland to the south east edge of site. | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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, | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Within catchment for St Stephens RC Primary, Alyth Primary, St Johns RC Academy and Blairgowrie High School. No capacity issues. Close proximity to Diamond Jubilee Park. | GIS Layers for school catchments | 0 | Developer contribution towards education. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted core path runs along the southern edge of the site. 150 metres to Diamond Jubilee Park. | GIS layers for core paths and rights of way and maintained open space | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | and existing LDP for open space allocations | | proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | Site could be considered mixed use as minimal employment land within settlement. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | <i>No - Agricultural value of land is 3.2</i> | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within 5 years of the adopted LDP (up to 2023). Stewart Milne has pre-emptive option on site. | Check CFS form | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing, gently sloping from the northern side. Some tree shelter | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | The site has potential to be accessed off the B952 Meethill Road and Losset Road. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Nearest bus stop is roughly 450m away (as the crow flies). Walking to the town centre is roughly 600m. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks | n/a | n/a | n/a |

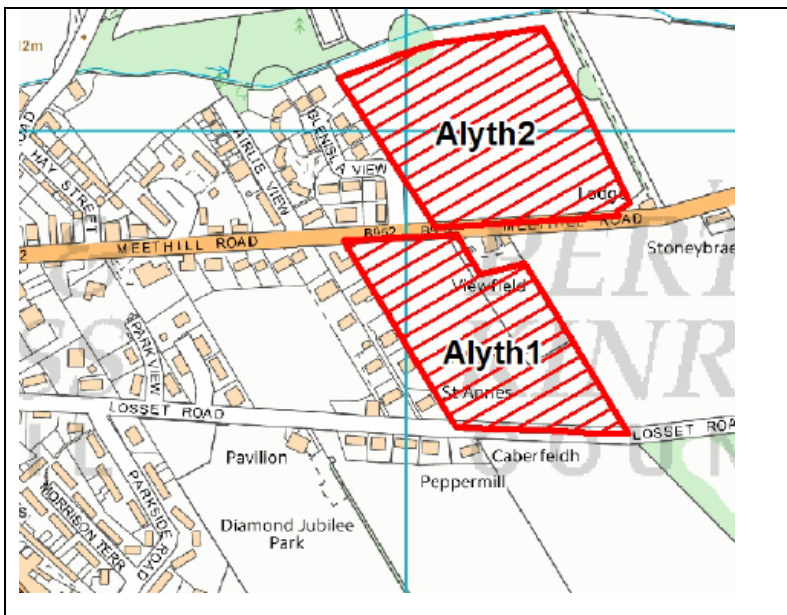
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | | | | <p>network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape | Landscape | N/a | GIS layers for NSA, and SLA | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| | designations? | | | | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is immediately adjacent but outwith the settlement boundary. There is currently housing on the edge to which this site would neighbour. Therefore no effect on the character of the landscape. Agricultural land will provide a boundary to the east of this site. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Landscaping and tree planting to screen the development should be required to minimise the visual impact of development | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | n/a | GIS layer greenbelt | | | |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | May effect the views from the Pitcrocknie Farm Standing Stone. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|------------|---|---------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible | Site visit | OS map and site visit | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | <i>No</i> | | Check Call for Sites form | | |

| | | | |
|---|--|--|---|
| Site Name: Meethill Road North | Source of site suggestion: All landowners/interested parties identified/aware? Landowner/ agent | | Site History/Previous planning applications, existing local plan policies and proposals: Brought forward at pre-MIR stage with previous LDP, although not carried forward into MIR as an eastern expansion of Alyth was not favoured for future expansion of Alyth. |
| Settlement: Alyth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 2 | Outside or adjacent to a settlement boundary? Outside, directly adjacent to the settlement boundary | |
| OS Grid Ref: | Site Size (ha): 3.9 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Fairly level field, site oriented towards south. Substantial hedging on southern boundary, trees to the east. Site sits higher up looking down to Alyth. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments Due to recent Alyth floods, Flooding Team are concerned about this site and it would almost certainly require a FRA due to proximity to the Back Burn. Meethill Road may not sufficiently accommodate increased traffic – potential access issues. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---------|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | | assessed) layer | | 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk | Check all the GIS Layers for flood risk | 0 | n/a | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations, substantial hedgerows and trees will have biodiversity value | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay | 0 | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---------------------------------|---|--------------------------|--|---------------------------|
| | | | | Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | NO | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | 0 | n/a | 0 |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possible habitat fragmentation. | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |

Air Quality

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Within catchment for St Stephens RC Primary, Alyth Primary, St Johns RC Academy and Blairgowrie High School. No capacity issues. Close proximity to Diamond Jubilee Park. | GIS Layers for school catchments | 0 | Developer contribution towards education. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Loss of agricultural land. No immediate connections with core paths or rights of way although closest core path to the south eastern boundary of site where connections could be enhanced. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce | Population | No | Check CFS | 0 | Site could be considered mixed | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | employment land/opportunities? | | | form | | use as minimal employment land within settlement. | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | <i>No – agricultural value of land is 3.2</i> | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within 5 years of the adopted LDP (up to 2023). Stewart Milne has pre-emptive option on site. | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | 800m to town centre, 5 miles to Blairgowrie and 22 miles to Perth. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is immediately adjacent but outwith the settlement boundary. There is currently housing on the edge to which this site would neighbour. Therefore no effect on the character of the landscape. Agricultural land will provide a | Check existing LDP GIS layer wild land Check the landscape | 0 | Landscaping and tree planting to screen the development should be required to minimise the visual impact of development | + |

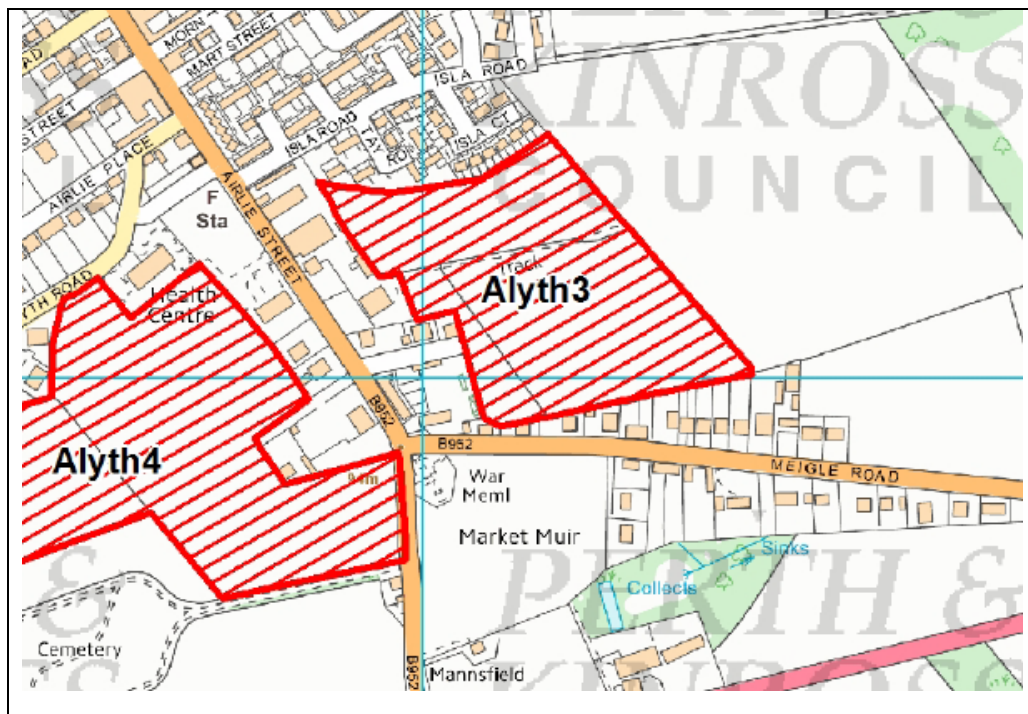
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | n/a | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | | | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Surrounding area is urbanised on 2 sides other boundaries are agricultural | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | | Check Call for | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | | Sites form | | | |

| | | | |
|---|---|---|---|
| Site Name: | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Larger site proposed at the previous pre-Mir stage and was included in the MIR for 100 houses although not carried through into the PLDP. However the site was then included and remains as white land within settlement boundary in LDP. The site was outwith the settlement boundary in both the adopted and draft area Local Plans but is now included within. |
| Settlement: Alyth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 3 | Outside or adjacent to a settlement boundary? Inside settlement boundary | The Reporter concluded that this site would be a logical residential development site although due to flood risk it was not appropriate to be allocated for housing. 'However, given that the site is likely to be suitable for residential development subject to the outcome of a flood risk assessment there is no reason why the land should be excluded from the settlement boundary'. |
| OS Grid Ref: | Site Size (ha): 4.6 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site, south facing. Surrounded by residential to the north, west and south. The recent Alyth floodings are to be considered and the Flooding Team are concerned about this site as flood water flowed from the Alyth Burn onto Isla Road and ran into the adjacent field. They suggest a topographical study to determine the flood route and a FRA would be expected. SEPA identified large northern part of site at high risk from surface water flooding. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, | Proposed Use: Residential | Initial Officer Comments White land within LDP, likely to be supported if numbers housing numbers | |

| | | | |
|---|--|--|--|
| <p>brownfield etc):</p> <p>Agriculture</p> | | <p>dictate, best site suggested in Alyth.</p> <p>Flood Risk Assessment, and potentially further assessments, would be required before allocating site. The agent for the site has already provided supplementary flooding information.</p> | |
|---|--|--|--|



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No watercourses onsite. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | High probability surface water flooding on large part of site to the north. Site was affected by the recent Alyth floodings in July 2015. Perth and Kinross Flooding team working on assessing to what extent this site was affected and the general | Check all the GIS Layers for flood risk | -- | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required before site is allocated for housing in LDP. A Topographical Study will also be required to fully understand | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | direction/ travel of flood waters. | | | which parts of the site would not be developable. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Site lies within River Tay Catchment. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | + |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Unlikely, although site is currently greenfield so there may be an element of habitat fragmentation during construction and in initial phase. | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|-----------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Currently capacity at Alyth primary school (79% capacity) | GIS Layers for school catchments | 0 | Developer contribution towards education if schools reach capacity when development commences. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity | Popl and human health or material | Site neighbouring Muir Park and close to golf course (split by a field). Core paths and rights of way in | GIS layers for core paths and rights of | - | Application of policy CF1B: Open Space within New Developments ensures | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | and accessibility to open space or result in a loss of open space? | assets | proximity – development could improve connectivity between these. | way and maintained open space and existing LDP for open space allocations | | appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Brown forest soils with gleying. Minor part of site 3.1. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within | Material | Yes within 5 years (up to 2023) | Check CFS | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|---|--------------------------|---|---------------------------|
| | the LDP timeframe? | assets | | form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Primarily south facing, shelter provided from residential properties. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access currently an issue. Access could be taken from Annfield Place but would require improvement. Additional or alternative access could be taken from Airlie Street and could help to improve the neglected buildings in that area. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Facilities in close proximity and entire site within 400m buffer of bus stops. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

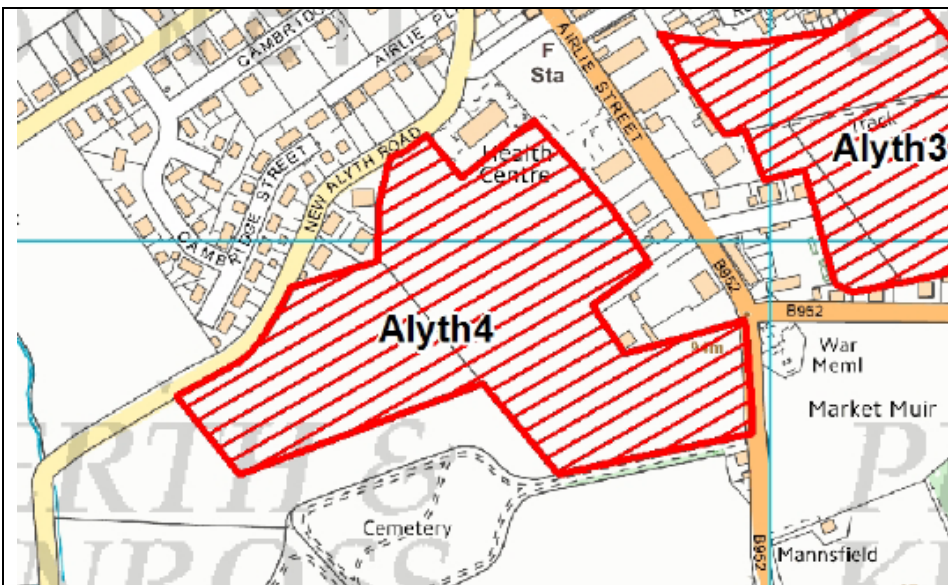
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---------|---|--------------------------|--|---------------------------|
| | | | | local services and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | 0 | | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of | Material | n/a | GIS aerial | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|--|--------------------------|--|---------------------------|
| | existing buildings? | Assets | | map/site visit | | | |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site within current settlement boundary and would not be detrimental to any landscape setting due to surrounding residential use. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | no | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology interest to the north east of site boundary. Alyth Railway Station close to north west edge of site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Access could be improved through design of masterplan. | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes – residential on 3 sides, allocating site would result in logical rounding off in this part of Alyth. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check Call for Sites form | | | |

| | | | |
|---|---|--|---|
| Site Name: New Alyth Road | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Proposed at last pre-MIR for much larger housing site (20.5ha) but wasn't carried through into MIR. |
| Settlement: Alyth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 4 | Outside or adjacent to a settlement boundary? | |
| OS Grid Ref: | Site Size (ha): 6.9 | Within a TAYplan preferred Settlement, if so which settlement tier? Yes tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Some archaeological interest in west of site. Draft core paths link to north of site, cemetery to the south part of site. Undulating site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No negative impact on water environment.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | | layer | | assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Minor corner at northern edge high probability for surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding on site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Hedgehog, Red Squirrel and bats are European Protected Species recorded in the vicinity of the site.</p> <p>Brown Hare and Garden Tiger (Moth) are UKBAP species recorded in the vicinity of the site.</p> <p>No other designations</p> <p>Site within River Tay Catchment</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development.</p> <p>Provision of a landscape plan.</p> | + |

| Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | River Tay Catchment | | | |
| Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly. Some trees surrounding site and proximity to burn | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |

Air Quality

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Health centre adjacent to site, about 500m to town centre, 5miles from Blairgowrie and 22 miles from Perth. There is currently capacity within Alyth primary school catchment. | GIS Layers for school catchments | 0 | Developer contribution towards education if schools reach capacity when development commences. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Development on this site may effect the setting of Alyth cemetery. No direct loss of open space however. Adopted core path borders the western edge of site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Majority of site is 3.1 agricultural land. Brown forest soils | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, within 5 years of adoption. | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Design could make best use of solar gain. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|--|---------------------------|
| | | | | | | | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Bus stops close by, and site within 400m bus stop buffer. Town Centre 400m. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | <p>safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed | Landscape | Site is adjacent to settlement boundary although may be | Check existing | - | Landscaping and tree planting to screen the development | 0 |

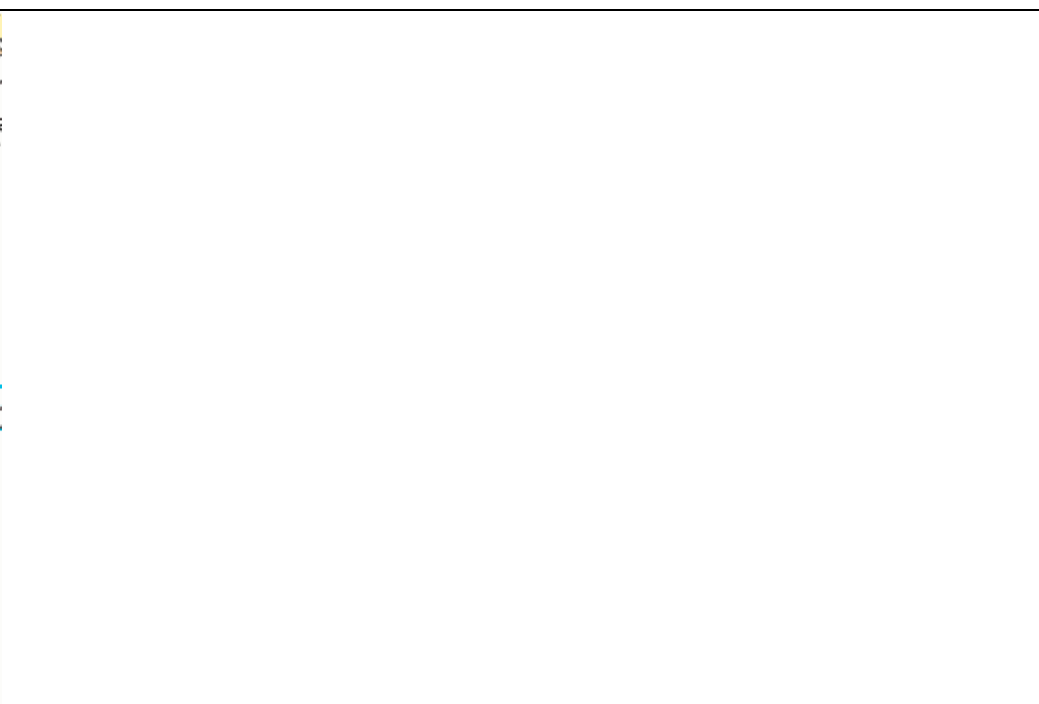
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | the capacity of the landscape to accommodate it? (see notes) | | detrimental on the landscape setting of the cemetery. | LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | | should be required to minimise the visual impact | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Adjacent to Alyth cemetery. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on cultural heritage will be avoided wherever possible through appropriate scheme location and design. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | <i>n/a</i> | | n/a | n/a | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Cemetery, industrial land to east, housing/ health centre to north and remainder in agricultural land. | OS map and site visit | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|----------------------|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints | Check CFS form | | | |

ARDLER

| | | | |
|---|--|---|---|
| Site Name: Ardler 1 | Source of site suggestion: Landowner/ Agent | | Site History/Previous planning applications, existing local plan policies and proposals: Site was included in previous Proposed Plan 2012 although the Reporter removed site at Examination due to the lack of facilities and consequent reliance of the private car, as well as visual prominence of site. |
| Settlement: Ardler | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 2.8 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Village relies on Meigle and Coupar Angus for services. Site is prime agricultural land (grade 2). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments: Previous site assessment and Examination appears to identify flooding as an issue with this site although updated SEPA data does not indicate a flooding issue. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------|--|---------------------------------------|---|---|------------------------------------|--|-------------------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No Within River Tay Catchment At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitig ate and enhance any possible | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|---|--|------------------------------------|--|-------------------------------------|
| | | | | | | <p>impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | |
| | Can the option connect to the public foul sewer? | Water | Yes | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Site is not at risk from flooding although the fields to the north west of site are in parts at high risk of surface water flooding but development on this site is unlikely to cause a detrimental impact on this. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from the burns on and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|--|---------------------------------------|--|---|------------------------------------|--|-------------------------------------|
| | | | | | | adjacent to the site. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Red squirrel identified close to site. Dark Spinach, Garden Tiger moth, knot grass and white ermine (all UK BAP species) have also been reported in the vicinity. Site lies within River Tay Catchment. | GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | | | | | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | May result in habitat fragmentation particularly during construction as site is greenfield. Native woodland on two sides of site boundary | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|---|---------------------------------------|---------|--|------------------------------------|--|-------------------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality | Air | No | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|--|--|--|--|------------------------------------|--|-------------------------------------|
| | Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is capacity at Meigle primary school which is roughly 2 miles away. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path runs along eastern boundary of site, linkages to nearby core paths in north and south could be improved. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along eastern boundary and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment | Population | No | Check CFS form | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No – brown forest soils with gleys. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is generally south facing and some protection from prevailing winds due to site being lower lying in parts. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access | Material assets | No known constraints | | - | Application of policy | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | constraints or opportunities - Road network capable of accommodating traffic generated? | and climatic factors? | | | | TA1B. Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | No range of facilities within Ardler although bus service to Meigle, Blairgowrie and Coupar Angus. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic | Material Assets | no | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |

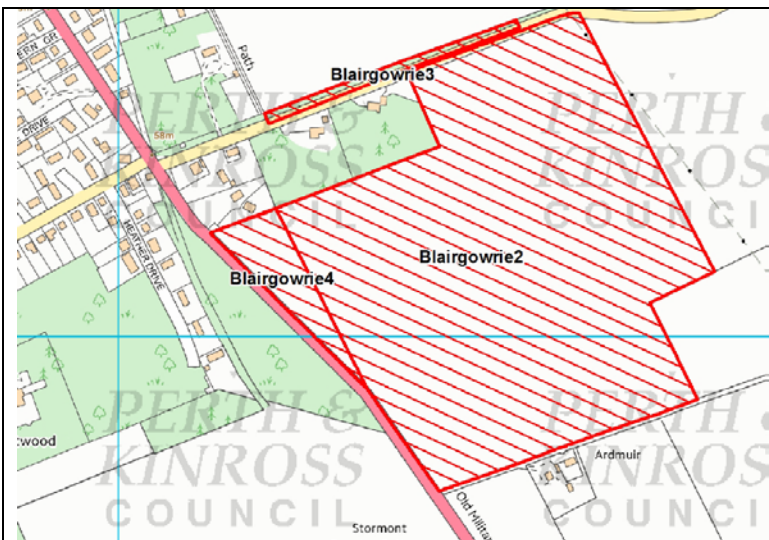
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|---|---|------------------------------------|---|-------------------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No – close proximity to sewage treatment works | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | <i>n/a</i> | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No. Ardler Manse on opposite side of road but minimal impact | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|--|--|--|------------------------------------|---|-------------------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | n/a | n/a | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with neighbouring uses – residential to south of site, woodland to east and west. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

BLAIRGOWRIE

| | | | |
|--|---|---|--|
| Site Name: Rosemount Farm | Source of site suggestion: All landowners/interested parties identified/aware? Yes agent on behalf of landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Suggested as a site at last pre-MIR stage, not carried forward into MIR. |
| Settlement: Blairgowrie | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 2 & 3 | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary. | Previous planning applications for polytunnels on site in and around Rosemount Farm. |
| OS Grid Ref: | Site Size (ha): 23.25 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat greenfield site, trees create a boundary to northern part of site. Site adjacent to main arterial route into Blairgowrie. Track access to northern part of site (Blairgowrie 3). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Residential | Initial Officer Comments Site has been put forward as part of a strategic Eastern expansion of Blairgowrie. Ardmuir Pit Setting – archaeology present on site. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------|---|---------------------------------|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Groundwaters – Vale of Strathmore bedrock and extensive sand and gravel aquifers and Isla and Lower Tay Sand and Gravel.</p> <p>Inter catchment – River Etricht</p> <p>Not waste water drainage hotspot.</p> <p>Within River Tay catchment</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|---|---------------------------|
| | | | | layer | | assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Parts of site identified for low, medium and high probability of surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>No impact on national designations.</p> <p>Red squirrel and hedgehog have been sighted within the proposed site.</p> <p>Within River Tay catchment</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development.</p> <p>Provision of a landscape plan.</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No. | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No woodland within site, urban woodland on northern boundary and small treebelt to the west | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |

Air Quality

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Capacity issues at Newhill primary, capacity currently at 99. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path follows boundary of site to the west and south. Opportunity to improve green infrastructure and accessibility linking with core path throughout site. Right of way running adjacently to the southern edge of site. Proposal would not be detrimental to any designated open space. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Could potentially be mixed use proposal if part of the site (Blairgowrie 4) is taken forward as desired use (Farm to Fork). Otherwise whole site (Blairgowrie 2 | Check CFS form | - | Site could be considered as mixed use site if developed in conjunction with Blairgowrie 4 to create employment in south | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | & 4) suggested as residential. Consider impact of mixed use site at western Blairgowrie in current LDP (MU5). | | | of Blairgowrie. | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Land is 3.2 classified and mineral soil (no peat) | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Longer term strategy (beyond 2028). | Check CFS form | - | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site currently south facing. Small urban woodland to the north and treebelt to the west on opposite side of road would provide shelter. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | | | | | | precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Track access to the north and the south of the site. A923 Coupar Angus Road runs parallel to western edge of site. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | North west section of site is within 400m buffer of bust stop. 1.8 miles from centre of Blairgowrie. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Overhead cables to south of site and on eastern edge. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of | - | Location of development would have to be sensitive to presence of overhead cables and layout planned accordingly; or relocation of cables underground. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|--|---------------------------|
| | | | | the LDP (they are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | 0 | | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | 0 | | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Currently outwith although adjacent to settlement boundary. Site visible from main road into Rosemount/ Blairgowrie with minimal screening on approach. However, new developments within close | Check existing LDP GIS layer wild land Check the | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount. | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology: Ardmuir Pit cluster through significant part of the site. Scheduled monument: Ardmuir pit setting. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Access could be improved through design. | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Housing provides north to west boundary. Agricultural land to the south and east. Considered compatible with surrounding land uses. | OS map and site visit | - | | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | No known constraints. Site in single | Check CFS | - | | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|------------|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | ownership. | form | | | |

| | | | |
|---|---|--|---|
| Site Name: Coupar Angus Road (part of Eastern expansion site) | Source of site suggestion: All landowners/interested parties identified/aware? Agent on behalf of landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Previous planning applications for polytunnels on site in and around Rosemount Farm. |
| Settlement: Blairgowrie | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 4 | Outside or adjacent to a settlement boundary? Outside adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site on approach to Rosemount area from Coupar Angus. Access could be facilitated through track to the north (Blairgowrie3). Exposed site adjacent to busy road (A923 Coupar Angus Road). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Farm related education/ retail/ leisure | Initial Officer Comments Employment generating proposal linking education and agriculture. Also part of Blairgowrie 2 submission for residential. Need clarification from applicants/ landowner. Both sites included within proposed Blairgowrie Eastern expansion site. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Inter catchment - classification river – River Etricht.</p> <p>Groundwater: quantitative – poor, groundwater chemistry poor.</p> <p>No waste water drainage hotspots.</p> <p>Within River Tay Catchment</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | | layer | | assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Parts of site identified for low, medium and high probability of surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No impact on national designations. Hedgehog sighted within proposed site. Within River Tay Catchment | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. Where appropriate, measures to enhance biodiversity will be implemented. Such measures | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | No woodland within site, urban woodland on northern boundary and treebelt to the west. | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|--|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Capacity issues at Newhill primary, capacity currently at 99. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path runs along western boundary of site. Opportunity to improve green infrastructure and accessibility linking with core path throughout site. Proposal would not be detrimental | GIS layers for core paths and rights of way and maintained open space and existing | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | to any designated open space. | LDP for open space allocations | | Retention of the core path along western boundary and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | The proposal would generate employment and provide an attraction on periphery of Blairgowrie. | Check CFS form | - | Proposal will generate employment opportunities. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | - | | - |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing | Climatic factors | Shelter from tree belt in west, otherwise exposed. South facing. | Check CFS form, aerial map and | - | Siting and design to take account of solar orientation. Include sustainable design and | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | winds? | | | possibly site visit | | construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Track access to the north and the south of the site. A923 Coupar Angus Road runs parallel to western edge of site. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | North west section of site is within 400m buffer of bust stop. 1.8 miles from centre of Blairgowrie. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer | 0 | | 0 |

[illegible]

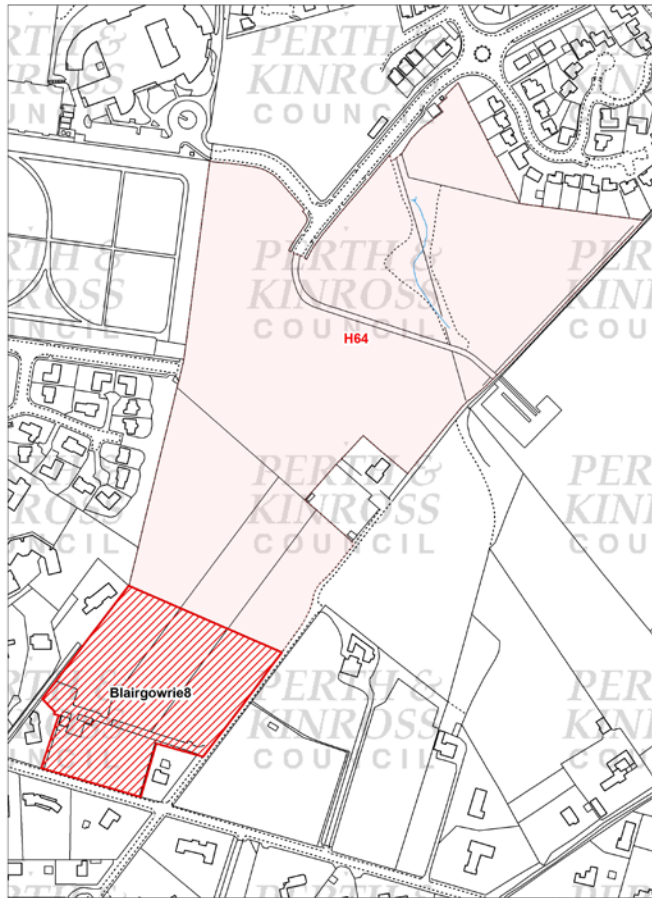
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Currently outwith although adjacent to settlement boundary. Site visible from main road into Rosemount/ Blairgowrie with minimal screening on approach. New developments within close proximity. The greenfield site may be thought of as a key landscape feature on approach to the town. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | 0 | | 0 |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | 0 | | 0 |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in | Material Assets | N/a | Check Zero Waste Plan | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | annex B of the Zero Waste Plan? | | | | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Ardmuir Pit Setting in close proximity to the west of site. May effect key view. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Access could be improved through design. | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Blairgowrie2 has also been submitted for residential use – this site is adjoining along the east side of site. Compatible with neighbouring uses. | OS map and site visit | - | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints. Site in single ownership. | Check CFS form | - | | - |

| | | | |
|--|--|---|---|
| Site Name: Burnhead/ Old Military Road | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: Site was put forward at previous Call for Site stage although not carried forward as an option in the MIR. |
| Settlement: Blairgowrie | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 6 | Outside or adjacent to a settlement boundary? Outside immediately adjacent to settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 4.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Exposed site, sitting high up. Linear archaeological feature along western boundary, conservation area abuts southern boundary, right of way along southern boundary and footpath link along western boundary. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture – Grade 3(2) land. | Proposed Use: Residential | Initial Officer Comments Site lies at the top of hill, may have access issues with current narrow streets and one way systems. Likely to be visually prominent from lower lying parts of Blairgowrie. | |

| | | | |
|--|--|--|---|
| Site Name: Golf Course Road | Source of site suggestion: All landowners/interested parties identified/aware? Yes – agent on behalf of landowner. | | Site History/Previous planning applications, existing local plan policies and proposals: Currently designated open space to the immediate south of currently allocated H64. |
| Settlement: Blairgowrie | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 8 | Outside or adjacent to a settlement boundary? Within settlement boundary | |
| OS Grid Ref: | Site Size (ha): 1.5 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 Blairgowrie | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site, designated open space used as grazing, residential to the south and west, development site H64 to the north and Rosemount open space to the east. South facing. High probability for surface water flooding throughout majority of site. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture (paddock/ grazing) | Proposed Use: Residential | Initial Officer Comments This site would be considered as an extension to H64 and a change of use from open space to residential. Potential to facilitate improved access to H64. Should site be allocated for housing, density should mirror that of surrounding residential area – low density with ample open space provision in surrounding area. | |



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Scale:
1:2,500



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No watercourses on site</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No wetland, bog or marsh areas.</p> <p>No wastewater drainage hotspot</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Majority of site is at high risk from surface water flooding | Check all the GIS Layers for flood risk | -- | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding and to establish most appropriate parts of site for | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | development. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Record of protected species on site. No impact on any international designated sites. Site lies within River Tay Catchment | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Some mature trees on east and west boundary of site, potential impact on habitat connectivity. | GIS aerial map/OS map/site visit | 0 | 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 | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Capacity issues at Newhill primary, capacity currently at 99. Issues with swimming pool capacity in Blairgowrie, quality of playing fields and lack of changing facilities. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Identification of site for housing would result in a loss of designated open space. However the open space is currently used as grazing so has no recreational value. Open space designation was applied to ensure the character of the area | GIS layers for core paths and rights of way and maintained open space and existing | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | remained. Core path links evident on 2 boundaries of site and public right of way runs along Piggy Lane to the east of site. | LDP for open space allocations | | proposals. Retention of the core path along eastern and southern boundary and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | - | Best development for site would be residential to ensure it is in keeping with Rosemount character. Employment not suitable in location | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Mineral soil with no peat. Loss of 3.2 prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | Good quality soils should be removed for use in other parts of Perth and Kinross. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, within 5 years of adoption | Check CFS form | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | A significant portion of the site is south west facing, allowing orientation to make use of solar and integration with existing buildings should provide some shelter. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Opportunity to create an additional access from Golf Course Road to connect to H64 and a Transport Assessment would be required to establish best route/ access. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. A Transport Assessment would be required to establish best route/ access. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Bus stop within 250 metres of site. Playing fields and school within close walking distance of site. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any | Material Assets and | Overhead cables running along southern edge of site. No other | GIS layers for pylons, gas | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|------------------------|--|--------------------------|--|---------------------------|
| | other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Population and Human Health | servicing constraints. | <p>pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | no | Check NPF3 and TAYplan SDP | n/a | | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | n/a | GIS layers for | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | NSA, and SLA | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site is currently open space within the settlement boundary. Allocating site could have a detrimental impact on the character of the surrounding area, losing the amenity value of some open space within Rosemount. However, this site would be considered an extension to the currently allocated H64 and therefore some development has already been agreed. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | -- | Density of development would have to mirror that of surrounding area (low density) and overall masterplan should include green infrastructure and open space. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | n/a | | n/a |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | n/a | | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Site considered to be compatible with neighbouring uses – currently residential and open space. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

| | | | |
|--|--|---|---|
| Site Name: Eastern expansion Blairgowrie | Source of site suggestion: All landowners/interested parties identified/aware? No – part of site put forward at pre-MIR and middle section proposed by PKC. Also includes currently allocated development sites at Welton Road (H62 and E31) | | Site History/Previous planning applications, existing local plan policies and proposals: Part of site E31 and H62 already allocated in LDP although minimal progress has been made due to market conditions. |
| Settlement: Blairgowrie | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Includes Blairgowrie2, Blairgowrie3 and Blairgowrie4 | Outside or adjacent to a settlement boundary? Part of site is within boundary (H62 and E31) and wider expansion site is outside but adjacent to settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 68 (roughly – including all sites) | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 Blairgowrie and Rattray | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Southern facing aspect to site, bottom part of site fairly flat and becomes more sloping towards E31 and H62. Important woodland to be retained/ enhanced. Overhead cables running through E31 and H62 and follow down the eastern boundary of expansion proposal. Various archaeological features on site and a Scheduled Ancient Monument. Minor parts of site at high risk from surface water flooding. Southern part of site is visually prominent from southern approach on Coupar Angus Road and would require screening. Semi natural and ancient woodland bordering |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Mixed use development | Initial Officer Comments Including currently allocated Welton Road allocations – H62 and E31 with proposed Blairgowrie 2, 3 and 4. Wide archaeological presence and SAM's on site – sensitive layout and design required to ensure minimal impact. | |

| | | | |
|--|--|--|-------------------------|
| | | | site in centre section. |
|--|--|--|-------------------------|





Looking southwards on Coupar Angus Road – photograph shows Blairgowrie 2 (looking south).

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|----------------------------------|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a | Water | No watercourses on site although | Check on OS | 0 | Application of Policy EP3: Water | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|--|---------------------------|
| | negative impact on the water environment? (see notes) | | <p>northern edge of site close proximity to River Etricht.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No waste water drainage hotspots</p> | <p>map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | | <p>Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | |
| | Can the option connect to the public foul sewer? | Water | Sewage works within 250 metres of E31. | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Minor parts throughout whole site are at medium and high risk for surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Most northern part of site at E31 is adjacent to River Tay SAC. Within River Tay Catchment. Red squirrel and hedgehog identified in the area. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Watercourse within proximity but not contained on site (Monk Myre and River Ericht) Semi natural and ancient woodland within and adjacent to site in the centre section. Vast majority of site on greenfield land. | GIS aerial map/OS map/site visit | - | Application of policy NE2. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|-----------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No impact on any Air Quality Management Area. However district heating potential could be explored here if strategic site is supported. | | 0 | Identification of district heating network | + |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Capacity issues at Newhill primary, capacity currently at 99. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity | Popl and human health or material | Small section of maintained open space within site (Parkhead Road to Coupar Angus Road). | GIS layers for core paths and rights of | | Application of policy CF1B: Open Space within New Developments ensures | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | and accessibility to open space or result in a loss of open space? | assets | Various adopted core paths around and throughout site and a public right of way from Parkhead Road northwards and linking with Woodlands Road. Opportunity to enhance the existing green infrastructure. | way and maintained open space and existing LDP for open space allocations | | appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | The site put forward proposed the inclusion of an employment/ educational facility (farm to fork). Currently allocated E31 is included in the wider strategic site and provides 17 ha of general employment land. | Check CFS form | - | The site could become one large mixed use site (this would mirror MU5 site on the western edge of Blairgowrie). | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield. | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Part of E31 is class 2 prime agricultural land. Alluvial soils and brown forest soils. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Part of site will be delivered within LDP timeframe although wider development will be phased over many years. | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Wider site has a south facing aspect and some shelter from prevailing winds by existing built environment. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Existing LDP allocations require a link road from Coupar Angus Road to Welton Road. Potential to expand this link road or provide an additional one. | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Blairgowrie Town Centre has good provision of services. Bus stops accessible within 400m on western edge of whole site. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | | | | and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Gas pipelines run directly to the south of site. Pylons running through E31 and H62 and along the eastern boundary of proposed site. | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | 0 | Development to consider sensitive layout and design to have minimal impact of pipelines. Location and design to avoid development directly under pylons. | 0 |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | 0 | | 0 |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | 0 | | 0 |

[illegible]

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | Currently allocated E31 some 250 metres from sewage works. | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | | Check Zero Waste Plan | | | |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Various archaeology interest within larger site (mainly H62 and Blairgowrie2) – The Welton ring ditch and souterrains and Ardmuir Pit Setting. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Design could ensure access is enhanced and improved. | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Close to existing residential on greenfield site. Woodland present and should be retained. | OS map and site visit | - | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | Fragmented ownership across whole site (2 known owners, possibly a third). | Check CFS form | | | |

| | | | |
|--|--|---|---|
| Site Name: Heather Drive | Source of site suggestion: All landowners/interested parties identified/aware? Landowners are unaware and have not been confirmed. PKC suggested site. | | Site History/Previous planning applications, existing local plan policies and proposals: No previous significant site history |
| Settlement: Blairgowrie | GIS Site Ref: MIR Site Ref: Heather Drive Cemetery option Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 4ha | Within a TAYplan preferred Settlement, if so which settlement tier? Blairgowrie Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site with poor access, woodland present on large parts of site. Residential to the north of site. Edge of settlement site |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped, partly woodland | Proposed Use: Cemetery | Initial Officer Comments Well screened site from road. Woodland on site. Poor access although could be improved. Secluded, ambient site suitable for cemetery to ensure provision of future community facility for wider Strathmore area. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>No watercourses on site</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> <p>No waste water drainage hotspot.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p> | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|--|---------------------------|
| | | | | assessed) layer | | 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. Accord with SEPA guidelines for the burial of bodies. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Minor parts of site at medium probability for surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment may be required to assess the risk of flooding. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Red squirrel identified on site. Mixed and conifer woodland borders parts of site to the south. Site itself is mature native woodland (upland birchwood) Site within River Tay Catchment. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment | - | Policy NE3 Biodiversity. Retention of important trees and woodland, green networks and riparian landscape. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland within and surrounding site so could impact on habitat connectivity. Although proposed use is for a cemetery so impact would be minimal as site would effectively remain as open space. | GIS aerial map/OS map/site visit | 0 | 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. Application of policy NE2 to avoid any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | securing new planting in line with the Perth and Kinross Forestry and Strategy. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Proposal would enhance community facilities in the form of providing extra cemetery capacity and would increase the amount of functional open space. | GIS Layers for school catchments | + | | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core paths in proximity to site and green infrastructure could be improved to access site by foot. As proposal is for cemetery, the site would remain as open space so no amenity value would be lost. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | + | Connectivity and accessibility would be improved to the site if it was identified for cemetery provision, through the application of policy TA1B. | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---|---|--------------------------|--|---------------------------|
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | 0 | Mixed use proposal would not be supported on this site. | 0 |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | 0 | Cemetery provision would result in this site being classed as open space within the settlement boundary. | 0 |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Mineral soil (no peat). No loss of prime agricultural land (3.2) | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | 0 | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Potentially, although an allocation would provide certainty for future cemetery provision in Blairgowrie. | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | South facing site with shelter from woodland. | Check CFS form, aerial map and possibly site visit | 0 | n/a | 0 |
| | Vehicular Access constraints or | Material | Vehicular access constrained – new | | - | Access road would need to be | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|---|--------------------------|--|---------------------------|
| | opportunities - Road network capable of accommodating traffic generated? | assets and climatic factors? | access would be required or upgrading of current access. Golf Course Road may not be capable of accommodating large volume of traffic – additional access may be required. | | | delivered to the satisfaction of the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Close proximity to bus stop | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Extension of bus services should be considered to serve visitors to the cemetery – the bus service may be better utilised. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No. Overhead cables bordering site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | 0 | | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site is adjacent to settlement boundary although well screened from road. Surrounding area is residential and woodland; a cemetery could be accommodated within landscape. | Check existing LDP GIS layer wild land Check the landscape | 0 | Cemetery would not reduce amount of functional open space and woodland should be protected where possible. Cemetery would ensure site remains ambient and protect landscape from any future built | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---------|---|--------------------------|--|---------------------------|
| | | | | impact using capacity study if one is available Site visit | | development. | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | | n/a |
| Cultural Heritage | | | | | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | n/a | | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Neighbouring uses are residential and woodland and would be compatible | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, | Material | Unaware of ownership, may be | Check CFS | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| | marketability etc. | Assets | Church of Scotland although this has not been confirmed. | form | | | |

BRIDGE OF CALLY

| | | | |
|---|---|---|--|
| Site Name: Bridge of Cally 1 | Source of site suggestion: All landowners/interested parties identified/aware? Agent | | Site History/Previous planning applications, existing local plan policies and proposals: Site proposed at previous Call for Sites stage although not supported |
| Settlement: Bridge of Cally | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside and adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Landscape is varied with valleys, mountains, farmland and woodland. Sloping field to north of settlement. Highland Glens Landscape Character Area. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments 5 miles north west of Blairgowrie where the River Ardlie combines with the Black Water to form the River Etricht. Limited facilities. Local primary school has recently closed – nearest is Kirkmichael. Caravan park within settlement. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|--|--------------------------|---|---------------------------|
| | | | assessment will be provided later. | drainage hotspots Private water supplies (risk assessed) layer | | connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | 0 | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Red squirrel identified close to site. Within the River Tay Catchment and 150 metres from River Tay SAC (River Ardle) | GIS layers SAC/SPA/SSSI/NNR/TPO/protected species Loch Leven | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Catchment Lunan Valley catchment River Tay Catchment | | allowing development. Provision of a landscape plan. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | Potential risk of habitat fragmentation | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | greater connectivity? | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Local school has closed, nearest school is Kirkmichael which is at capacity | GIS Layers for school catchments | - | Developer contribution towards education | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Yes site is south facing with some shelter from woodland | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Vehicular access from the A road via the lane to the east of the site. The lane is unsuitable to serve a housing allocation on the site, it has no footways. In addition the lane joins onto the inside bend of a steeply sloping stretch of the A road, via a steep junction. The lane to the north east does not offer an alternative access to the site. This is a narrow, poorly surfaced lane with steep junctions onto the A road. | | -- | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Few services in Bridge of Cally. Whole site within 400m of bus stop with services to Blairgowrie and Perth | GIS layer for bus stops has a 400m buffer so you can see | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---------|--|--------------------------|--|---------------------------|
| | | | | if it is within easy active travel distance Check distance to local services and amenities | | services would be required | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |

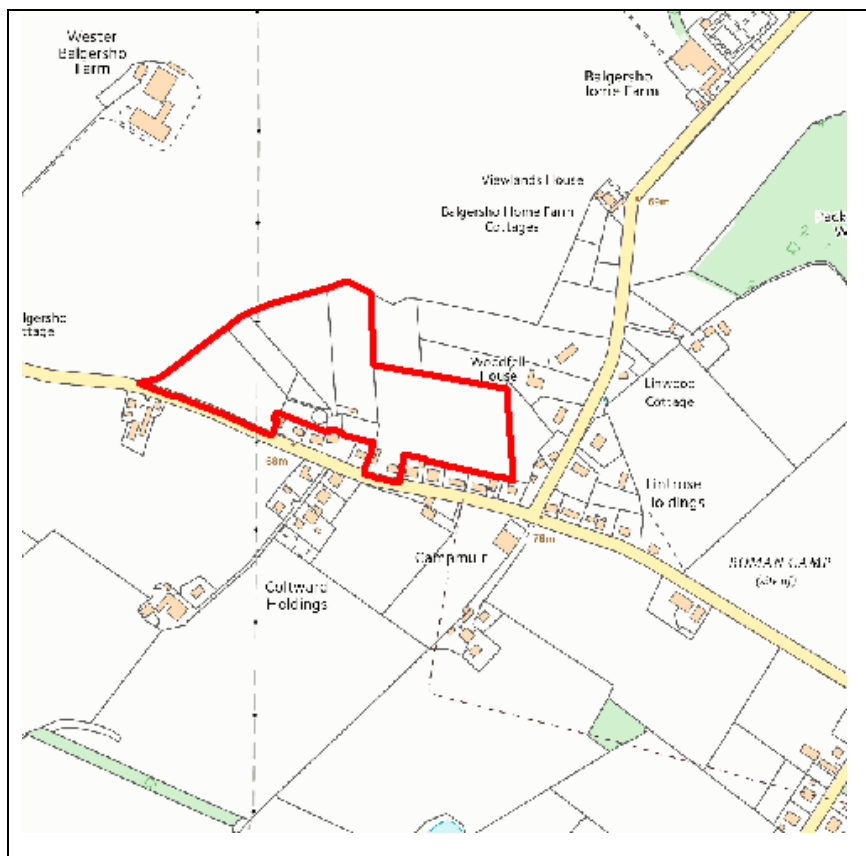
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|---|---------------------------|
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Some woodland surrounding site | GIS layers for NSA, and SLA | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | May have impact on setting of village but could also provide logical extension to settlement. Within Highland Glens Landscape Area | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | n/a | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and | Material Assets and | No | GIS layer for waste | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | could therefore compromise the waste handling operation? | Human Health | | management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Some archaeological interest around site | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity to enhance access | | 0 | Requirement for positive enhancements, improved access and interpretation of archaeological features | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Residential to south – deemed compatible | OS map and site visit | n/a | n/a | n/a |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | n/a | n/a | n/a |

CAMPMUIR

| | | | |
|--|--|--|---|
| Site Name: Campmuir 1 (Elmwood at Campmuir) | Source of site suggestion: All landowners/interested parties identified/aware? Agent | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Campmuir | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Campmuir is not an LDP settlement | |
| OS Grid Ref: | Site Size (ha): 5.5 | Within a TAYplan preferred Settlement, if so which settlement tier? no | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Landscape capacity statement accompanied Call for Site submission. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture/ grazing/ residential | Proposed Use: Mixed use – proposal for low density residential and equestrian/ cattery/ kennels | Initial Officer Comments Not within defined LDP settlement. Landowners in discussion with small local developer. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | No watercourses on site. At the time of publication the updated River Basin Management | Check on OS map GIS Landuse | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | | Plans are not available so this assessment will be provided later. | layer Waste water drainage hotspots Private water supplies (risk assessed) layer | | enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No | Check all the GIS Layers for flood risk | 0 | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Within River Tay Catchment. Red squirrel and hedgehog identified close to site | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte | - | Policy NE3 Biodiversity. Planting of trees to encourage biodiversity. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Risk of habitat fragmentation, especially during construction | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted (EP3D) and that development is well set back from watercourses | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | No capacity at Burrelton Primary School | GIS Layers for school catchments | - | Developer contribution towards education. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core paths about 700 metres to the east, west and south of site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Creation of new core path links and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes | Check CFS form | 0 | | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | All of site is prime agricultural land | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed and used in other parts of Perth and Kinross | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site has southern facing aspect | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|---|---------------------------|
| | | | | | | | |
| | <p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p> | Material assets and climatic factors? | A formal access has been formed to serve existing properties and could accommodate small increase in capacity | | 0 | Access road would need to be delivered to the satisfaction of the Council as Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is 1 mile from Coupar Angus which is the nearest settlement with a range of services Site is within 400m of bus stop | <p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p> | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services should be considered | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | <p>No</p> <p>Overhead cables through site</p> | <p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of</p> | n/a | n/a | n/a |

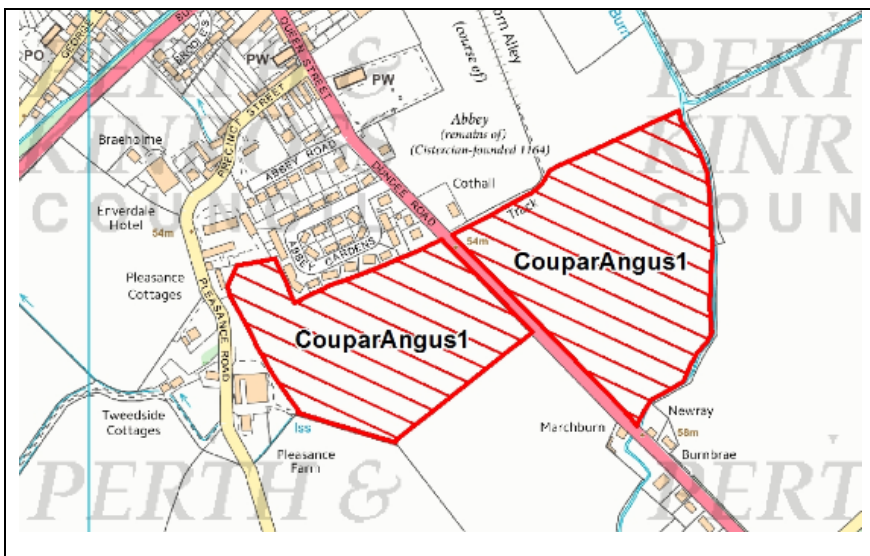
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | the LDP (they are not digitised) | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Proposal is to replace existing buildings with new dwellings | GIS aerial map/site visit | - | Reuse if appropriate to reuse, considering their suitability and their contribution to built heritage | 0 |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Campmuir does not have settlement boundary in LDP. Large flat, open site where development could have detrimental impact on landscape. Landscape Capacity Statement submitted with proposal | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is | -- | Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|---|---|--|--------------------------|--|---------------------------|
| | | | | available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with | Archaeology interest to east of site (Lintrose/ Campmuir) | GIS layers Listed building, Scheduled Monuments, Conservation | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | landscape) | | Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity to enhance access to archaeology | | 0 | Requirement for positive enhancements, improved access and interpretation of archaeological features | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | n/a | n/a | n/a |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | n/a | n/a | n/a |

COUPAR ANGUS

| | | | |
|---|--|--|--|
| Site Name: Pleasance/ Dundee Road | Source of site suggestion: All landowners/interested parties identified/aware? Yes – landowner submitted site. | | Site History/Previous planning applications, existing local plan policies and proposals: Proposed at previous Call for Sites stage although not carried forward into MIR due to various constraints (see previous site assessment 298 and 295). The Dundee bypass/ relief road is thought to go through the eastern part of site and this site has been safeguarded for that reason before, in both the Eastern Local Plan and the 2005 Draft Eastern Local Plan. The Reporter also stated that no development should prevent its construction – whilst the route is not confirmed, the bypass corridor should be safeguarded from any development. |
| Settlement: Coupar Angus | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: CouparAngus1 | Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 13 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Edging onto conservation area. Prime agricultural land. UKT Gas pipeline area of influence. Impact on SAM. Flooding issues. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential | Initial Officer Comments Site has various constraints – flooding, conservation/ archaeology (most notably Coupar Angus Abbey), gas pipeline area of influence and part of site is currently safeguarded for future Coupar Angus relief road. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Possibly – watercourses adjacent to site boundary (Coupar Burn).</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study</p> | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | layer | | required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Majority of site identified as medium risk for river flooding and section of west site at high risk from surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | No designations. Site within River Tay Catchment. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay | 0 | Policy NE3 Biodiversity. Additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly – Coupar Burn adjacent to site, with some trees and minor hedgerows bordering sites. | GIS aerial map/OS map/site visit | - | Ensure development is set back from watercourses and woodland. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|---|---|--------------------------|---|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Coupar Angus Primary School currently has capacity (64%). Site close to health centre. | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted Core Paths and Rights of Way surrounding site – opportunity to improve access and green infrastructure. | GIS layers for core paths and rights of way and maintained open space | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | and existing LDP for open space allocations | | proposals. Retention of the core path along southern boundary and consider additional linkages to the core path network in surrounding area. Enhancement of green infrastructure. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No. Majority of land is prime agricultural land (Grade 2). | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years | Check CFS form | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|--|--------------------------|---|---------------------------|
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is exposed so could make use of solar gain. Minimal shelter from prevailing winds. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Majority of site is within 400m bust stop buffer. Site 400m from town centre by walking or cycling. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | Yes – UKT Gas Transmission Pipeline goes through site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail | -- | | -- |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---------|--|--------------------------|--|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | n/a | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|--|--|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | The site would be visible on both sites on approach into the town, site currently outwith although adjacent to settlement boundary. Surrounding landscape is largely greenfield with a small section of the northern edge residential. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Landscaping and tree planting to screen the development should be required to minimise the visual impact from the town. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Various archaeology within the area and covering the whole of the eastern part of site (Stoneye). Pleasence Farmhouse adjacent to site at south western edge which is a category C listed building. Coupar Angus Conservation Area is also adjacent to the site. Coupar Angus Abbey and precinct borders site to the north (Scheduled Ancient Monument). | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Access could be improved to the Historic Environment given the proximity although development may encroach on the setting. | | 0 | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | + |

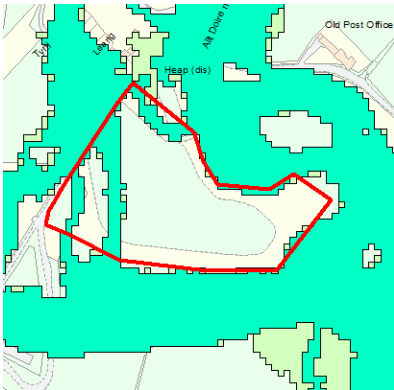
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Development may be detrimental to surrounding historic environment. | OS map and site visit | - | As above. | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | | | |

ENOCHDHU

| | | | |
|--|---|--|---|
| Site Name: Enochdhu 1 (Duncan's Top) | Source of site suggestion: All landowners/interested parties identified/aware? Agent | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: Enochdhu | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? | |
| OS Grid Ref: | Site Size (ha): 2.9 | Within a TAYplan preferred Settlement, if so which settlement tier? no | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural | Proposed Use: Residential and mixed use | Initial Officer Comments Need for more residents and to become sustainable community. Proposal to incorporate District Heating System using locally sourced materials. Incorporating live/ work and business units. Mount Blair CC would like to challenge PKC that there is no demand for hosiery in the area. No settlement boundary. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Watercourse surrounding majority of site.</p> <p>Water main installed in village in 2010 and extra capacity was allocated incase of future development.</p> <p>At the time of publication the</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p> | -- | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|--|--|--------------------------|---|---------------------------|
| | | | updated River Basin Management Plans are not available so this assessment will be provided later. | hotspots Private water supplies (risk assessed) layer | | consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Site is bound by flooding risks although only a small section of the site is at medium risk from river flooding – see below extract.</p>  | Check all the GIS Layers for flood risk | -- | Flood Risk Assessment with site layout plan would be required at planning application stage to assess the risk of flooding throughout and surrounding site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | River Tay SAC surrounds site (River Ardle). Within River Tay Catchment Various protected species within vicinity: Great Tit, Willow Warbler, Robin, European Otter. | GIS layers SAC/SPA/SSSI/NNR/TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | -- | Policy NE3 Biodiversity. Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected | | No | GIS Layers for Geological Conservation Review sites, | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | by the proposal? | | | SSSI, and Tayside Geodiversity Sites | | | |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Wildlife corridors likely to be disturbed, especially during construction, potentially resulting in habitat fragmentation | GIS aerial map/OS map/site visit | -- | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | 0 |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new | Air | No Proposal for biomass district heating system using locally sourced materials. | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Within catchment for Kirkmichael Primary School which is operating at 92% capacity | GIS Layers for school catchments | - | Developer contributions towards education would be required. | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core paths and Adopted Right of Way around site (Cateran Trail) | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path links and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Mixed use proposal including live/work units as well as stand alone business units | Check CFS form | - | Proposal would provide business units and employment in the local area. Live/work units would reduce the need for people to commute | ++ |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated | Material | no | GIS Layers for | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | land/ soils issues on the site? (see notes) | Assets and Soils | | carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, within next five years | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is south facing with some treebelt shelter | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Site adjacent to A924 – may be capable of further development | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | No services in village, Bus service to Blairgowrie | GIS layer for bus stops has a 400m buffer so you can see if it is within | -- | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus | - |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | | | | easy active travel distance Check distance to local services and amenities | | services would be required | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|--|---|--|--------------------------|---|---------------------------|
| | Will the site make use of existing buildings? | Material Assets | No – although revenue from development would enable repair/ conversion of existing stone buildings | GIS aerial map/site visit | - | Repair of existing farm buidlings through revenue generated from new development | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Ancient woodland bounds south east of site with further woodland surrounding site | GIS layers for NSA, and SLA | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Enochdhu has no settlement boundary as it is a smaller village. Distinct landscape and very large site and scale in relation to current built environment within village. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |

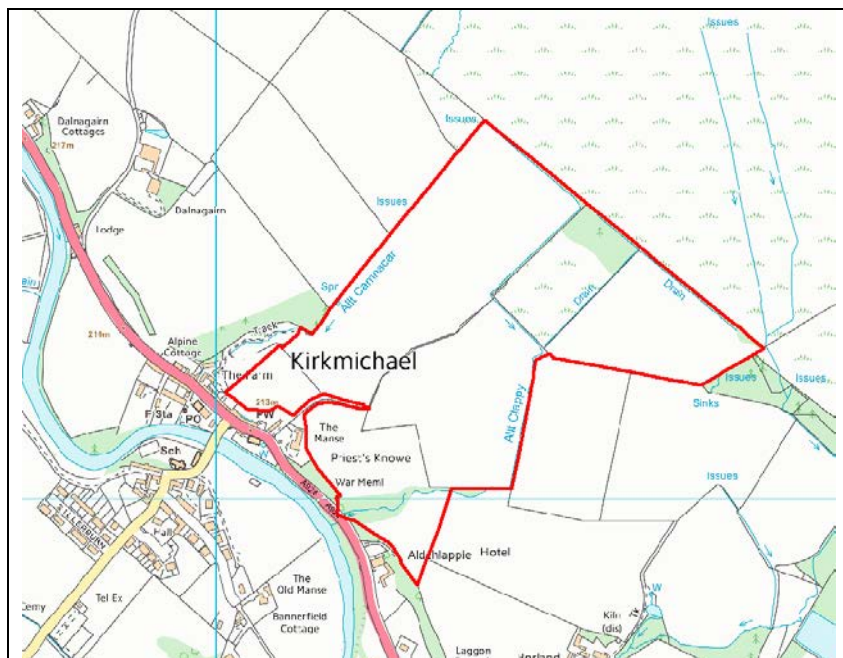
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|---|---|--------------------------|--|---------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology/ listed bridge (Kindrogan Bridge) to south of site. Standing Stones (Ardle's Grave) in vicinity to north of site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity to improve access/ interpretation | | 0 | Requirement for positive enhancements, improved access and interpretation of archaeological features | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | n/a | n/a | n/a |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | n/a | n/a | n/a |

KIRKMICHAEL

| | | | |
|---|--|--|---|
| Site Name: Kirkmichael 1 | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications |
| Settlement: Kirkmichael | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside and adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 24 | Within a TAYplan preferred Settlement, if so which settlement tier? no | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Valley on River Ardle, low lying area. War memorial Topography would allow development to be less visible, sloping up to north |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Mixed use | Initial Officer Comments Large site put forward of 24ha although only part could be used if preferable. Village shop and pub would benefit from housing allocation. Largest settlement n Strathardle and Glenshee area, nearest large settlements. Current LDP has loose settlement boundary drawn to allow for small infill development Two separate landowners willing to work together. | |

| | | | |
|--|--|--|--|
| | | Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |
|--|--|--|--|



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|--|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Watercourses throughout and nearby site – potential negative impact At the time of publication the updated River Basin Management Plans are not available so this | Check on OS map GIS Landuse layer Waste water drainage | -- | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | assessment will be provided later. | hotspots Private water supplies (risk assessed) layer | | system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No direct flooding issues although River Ardle to the south on opposite of road has medium risk of flooding | Check all the GIS Layers for flood risk | 0 | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Site lies within River Tay Catchment and close to River Tay SAC. Wildcat protected species identified close to site | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven | - | Policy NE3 Biodiversity. Consider whether trees onsite possible mitigation retention of trees/tree planting/development setback from any watercourses | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Catchment Lunan Valley catchment River Tay Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Watercourses and woodland on site - Wildlife corridors likely to be disturbed, especially during construction, potentially resulting in habitat fragmentation | GIS aerial map/OS map/site visit | -- | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted (EP3D) and that development is well set back from watercourses | 0 |

Air Quality

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Within catchment for Kirkmichael Primary School which is operating at 92% capacity | GIS Layers for school catchments | - | Developer contributions towards education | + |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Right of Way and Core path runs through centre of site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path links and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes – mixed use proposal | Check CFS form | - | Consider whether it should be a mixed use proposal, what other opportunities are there for employment uses within the settlement (is there a lack of provision) and how large is the site (should it be mixed use due | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--------------------------------------|---|--------------------------|---|---------------------------|
| | | | | | | to size?) | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | n/a | n/a | n/a |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within 5 years of LDP | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Little shelter but south facing site | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|---|---|--------------------------|---|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access from A924 | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Range of amenities and services in Kirkmichael. Roughly half of site is within a 400m bus stop buffer | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services should be considered | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | no | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|--|--------------------------|---|---------------------------|
| | | | | are not digitised) Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | no | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | no | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Native woodland surrounding majority of site | GIS layers for NSA, and SLA | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Woodland surrounding majority of site. Site outwith settlement boundary - whole site would be too large scale for the village, part of site may be more appropriate scale. | Check existing LDP GIS layer wild land Check the landscape | - | Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required | 0 |

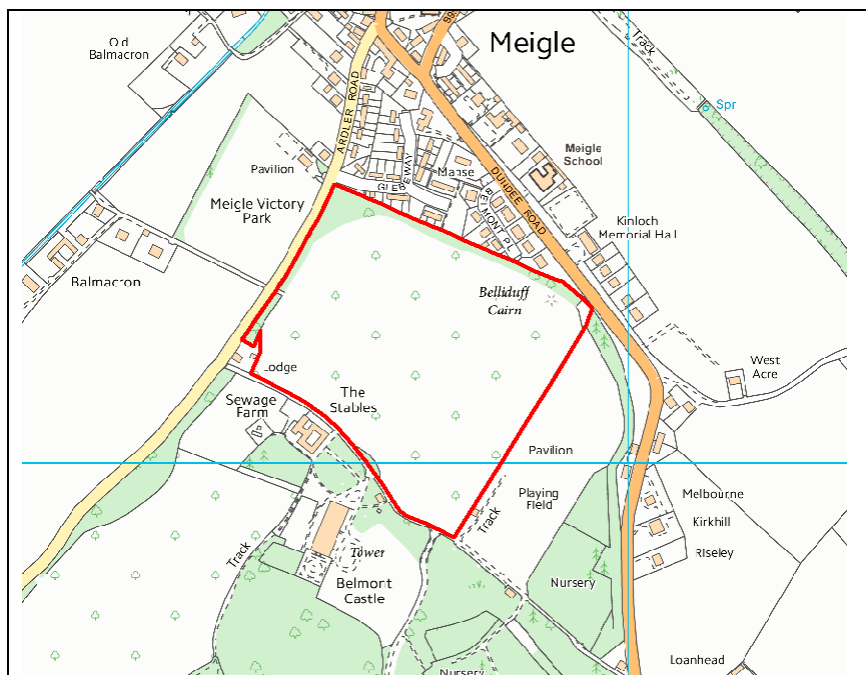
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| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|---|---|--------------------------|--|---------------------------|
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology interest in centre of site, south east of site and on the south west boundary of site | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity to improve access to archaeological features | | - | Requirement for positive enhancements, improved access and interpretation of archaeological features | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Site too large scale to be compatible | OS map and site visit | - | Smaller site would be compatible | + |
| | Are there any known constraints to development e.g. ownership, | Material | No | Check CFS | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
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| | marketability etc. | Assets | | form | | | |

MEIGLE

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|--|--|---|--|
| Site Name: Meigle 1 (Ardler Road) | Source of site suggestion: All landowners/interested parties identified/aware? Agent/ developer | | Site History/Previous planning applications, existing local plan policies and proposals: Site proposed at previous Call for Sites stage although not carried forward into Main Issues Report |
| Settlement: Meigle | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outwith and adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 11.9 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Belliduff Cairn (SAM) in north east corner of site. Site shares a boundary with B listed Belmont Castle Stables and A Listed Belmont Castle. Flat site well screened by trees. Whole site is prime agricultural land. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential with open space and woodland | Initial Officer Comments Bellway Homes – there is a suggestion that current allocations (H68 and H69) are ineffective and some 150 new houses would support local facilities. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Potentially</p> <p>Within River Tay Catchment</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p> | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | | supplies (risk assessed) layer | | treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | No flood risk on site. River flooding to west of site at medium probability. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Red squirrel and hedgehog identified in close proximity to site Site lies within River Tay Catchment | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. Where appropriate, measures | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | | | | catchment River Tay Catchment | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Woodland borders the majority of site and therefore development could result in habitat fragmentation | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|-----------------------------------|--|---|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is currently capacity at Meikle Primary School | GIS Layers for school catchments | n/a | n/a | n/a |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space | Popl and human health or material | Core path surrounds majority of site, links could be enhanced. Victory Park adjacent to west of site | GIS layers for core paths and rights of way and | - | Application of Policy CF1B ensures appropriate provision of informal and formal open space alongside any | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | or result in a loss of open space? | assets | | maintained open space and existing LDP for open space allocations | | development proposals. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | - | Proposal could contain employment uses or be designated as mixed use site to encourage opportunities. | + |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Brown firest soils. Site is prime agricultural land | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within 5 years | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the | Climatic | Site could benefit from solar gain and due to boundary planting site would | Check CFS form, aerial | - | Siting and design to take account of solar orientation. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|---|---------------------------|
| | site protected from prevailing winds? | factors | be protected from prevailing winds | map and possibly site visit | | Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access possible from Ardler Road, although this road is narrow at potential access point with no footpaths | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Local services within easy reach to Meigle village centre. Bus services run to Blairgowrie and Perth | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Consideration should be given to extension of bus services | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No. Overhead telecommunication lines currently cross the site | GIS layers for pylons, gas pipelines, scottish gas networks network rail | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---------|--|--------------------------|--|---------------------------|
| | | | | <p>buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | no | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | no | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|---|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | <p>The area is distinctive in that it is surrounding Belmont Castle and Belliduff Cairn SAM.</p> <p>Woodland surrounding site.</p> <p>Adjacent to settlement and fairly well screened site.</p> | <p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p> | - | <p>Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount.</p> <p>Historic environment policies to be applied to ensure design is sympathetic to surroundings.</p> | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Yes - Belliduff Cairn (SAM) in north east corner of site. Site also shares a boundary with B listed Belmont Castle Stables and A Listed Belmont Castle. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | -- | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity to enhance access to both the SAM and grounds of Listed Buildings | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. Positive enhancements and enhanced access to features would be required. Site design and layout would need to | ++ |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|--|---|--------------------------|--|---------------------------|
| | | | | | | incoproate these requirements. | |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Neighbours comprise of residential, historic environment, recreation and agricultural land uses. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

MEIKELOUR

| | | | |
|---|---|---|--|
| Site Name: Meikleour 1 | Source of site suggestion: All landowners/interested parties identified/aware? Landowner | | Site History/Previous planning applications, existing local plan policies and proposals: Site proposed at previous Call for Sites stage although not carried forward to Main Issues Report 2010. The site was previously included within the settlement boundary in EALP 1998 and no planning applications were received. |
| Settlement: Meikleour | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Outside and adjacent to boundary | |
| OS Grid Ref: | Site Size (ha): 1.2 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site lies wholly within Meikleour Conservation Area which seeks to protect the character and historic integrity of the area. The site borders some ancient woodland as well as well as a Historic Garden/Designated Landscape indicating that that the surrounding landscape and setting is of significant value. There are a lot of trees around the site and in Meikleour in general which should be retained to conserve the landscape character. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Residential for 12 houses of 1.5 storey. Including 3 affordable housing to be built, owned and managed by Meikleour Trust | Initial Officer Comments Site would enable logical joining up of 2 sections of the settlement although settlement boundary has been drawn tightly with the intention of resisting larger developments. Significant scale of development in comparison to existing village. Unlikely to be any significant environmental effects but following should be noted; Loss of habitats and associated wildlife in areas of high biodiversity value within the site such as the trees and wild plants. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|--|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>There is a small inland waterway running along the north and western boundary of the site.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p> | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|--|--|--------------------------|---|---------------------------|
| | | | assessment will be provided later. | hotspots Private water supplies (risk assessed) layer | | system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | Public sewerage not present in village | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Minor part of south east corner of site is at high risk from surface water flooding | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the watercourse and south east corner of site. | 0 |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Site lies within River Tay Catchment. Red squirrel identified within surrounding area | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Loch Leven Catchment Lunan Valley catchment River Tay Catchment | | riparian landscape before allowing development. Provision of a landscape plan. 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or | Bio flora and fauna | Wildlife corridors may be affected by proposal due to watercourse on eastern boundary of site | GIS aerial map/OS map/site visit | - | Application of policy NE2 to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | greater connectivity? | | | | | <p>Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy.</p> <p>Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted (EP3D)</p> <p>and that development is well set back from watercourses</p> | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | <p>Glendelvine Primary School roughly 5 miles from village and there is capacity there as currently operating at 45%</p> <p>Meikleour Arms is to north of site. Old Dairy Business Park to west of site (<i>although unsure of businesses operating here and current capacity</i>)</p> | GIS Layers for school catchments | 0 | Extra pupils in school should have positive impact and will reduce any chance of school closure in future | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|--|--|---|---|--------------------------|--|---------------------------|
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Core path runs along and halts to north of site | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention and enhancement of the core path along northern boundary and provision of additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | n/a | n/a | n/a |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Prime agricultural land (3.1). Fluvioglacial and raised beach sands and gravel derived from acid rocks | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | Good quality soils should be removed for use in other parts of Perth and Kinross. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Call for sites form does not state anticipated delivery | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site has southern facing aspect to it and some shelter provided in south west by existing housing | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Access to the site can be provided from A984 to the south and the Old Military Road to the north. Access could be easily provided | | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | + |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Limited services in village. Bus stop 100 metres from site. Blairgowrie is 2.5 miles to north | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services | 0 | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. Consider extension of bus services | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|---|---|--|---|--------------------------|---|---------------------------|
| | | | | and amenities | | | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | The site borders some ancient woodland as well as well as a Historic Garden/Designated Landscape indicating that the surrounding landscape and setting is of significant value. There are a lot of trees around the site and in Meikleour in general which should be retained to conserve the landscape character. | GIS layers for NSA, and SLA | - | Retention of woodland to sustain character of village. Key view points created to Designed Landscape. | + |

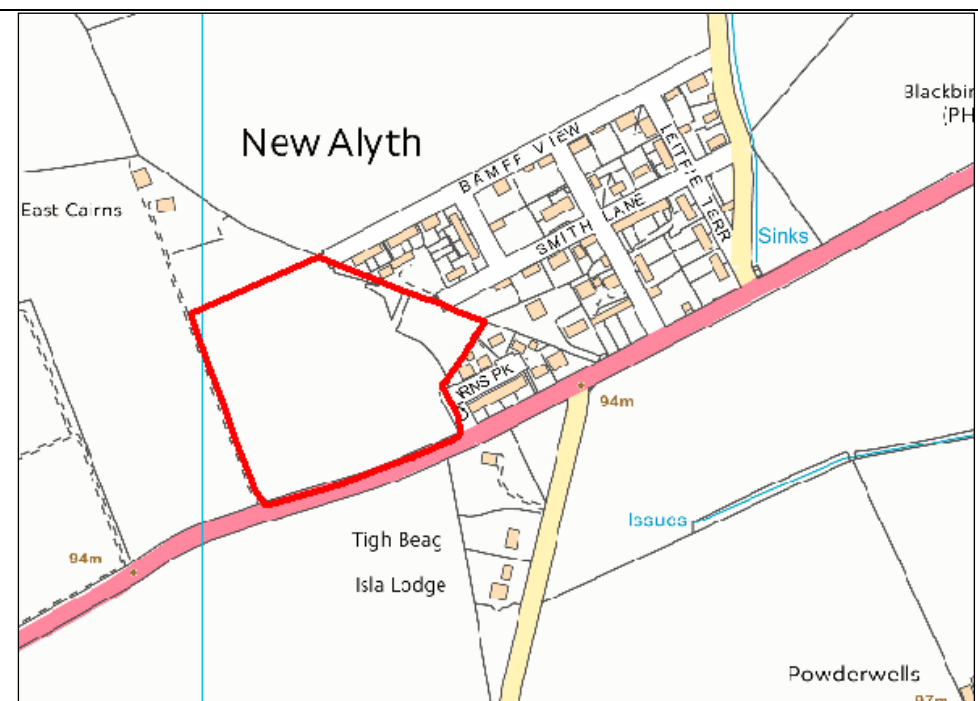
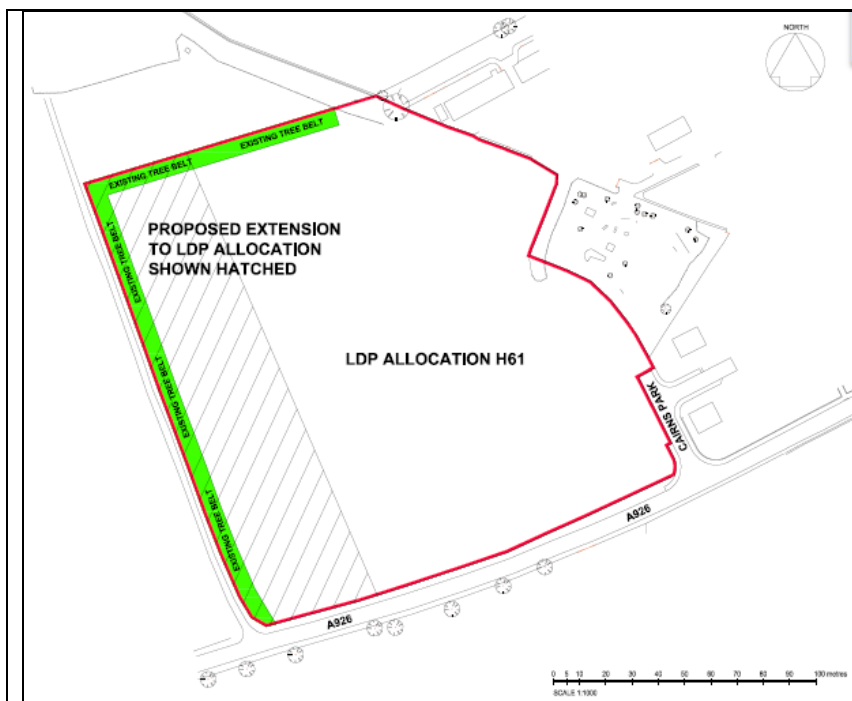
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|---|---------------------------|
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development may have impact on landscape of area. Proposed site is also within Meikleour Conservation Area. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact. Development would require to be in keeping with current building form and layout, mirroring that of the existing village. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The site borders some ancient woodland as well as well as a Historic Garden/Designated Landscape indicating that that the surrounding landscape and setting is of significant value. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Opportunity for development to enhance access to Designed Landscape | | - | Development could enhance access to, and interpretation of Designed Landscape | + |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Yes | OS map and site visit | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|---------|---|--------------------------|--|---------------------------|
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | n/a | n/a | n/a |

NEW ALYTH

| | | | |
|---|--|--|--|
| Site Name: Extension to H61 | Source of site suggestion: Developer/ Agent | | Site History/Previous planning applications, existing local plan policies and proposals: |
| Settlement: New Alyth | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: | Outside or adjacent to a settlement boundary? Adjacent to settlement boundary. | |
| OS Grid Ref: | Site Size (ha): 2.75 | Within a TAYplan preferred Settlement, if so which settlement tier? No | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flood risk assessment already required for H61. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture | Proposed Use: Housing – extension to currently allocated H61 which has not been developed yet. | Initial Officer Comments: A&J Stephen feel H61 (3.4ha) boundary is not logical and a small extension would make sense and benefit from tree boundary on western edge. Housing numbers would increase from 20 to 50 (therefore I presume a higher density is proposed). Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. | |



| Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---------------------------------------|--|--|------------------------------------|--|-------------------------------------|
| Water | | | | | | |
| Could the option result in a negative impact on the water environment? (see notes) | Water | No – there are no water issues. Within River Tay Catchment. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk | 0 | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitig ate and enhance | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|---|--|--|--|------------------------------------|--|-------------------------------------|
| | | | | assessed) layer | | any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | The site is not at risk of flooding. Small section to the south of site which is at medium risk for surface water flooding – development may have a small risk of impacting on this. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------------------|--|---------------------------------------|---|---|------------------------------------|--|-------------------------------------|
| | | | | | | the burns on and adjacent to the site. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | There are no significant designations on or close to the site. However, as it is a greenfield site currently in agricultural use, biodiversity is likely to be affected particularly throughout the construction phase of the development. Site lies within River Tay Catchment | GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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 | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|---------------------------------------|--|---|------------------------------------|--|-------------------------------------|
| | | | | | | 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. | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Throughout construction habitat fragmentation is likely. The tree lined boundary to the west and north of site would provide a constant wildlife corridor. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|---------------------------------------|---------|--|------------------------------------|---|-------------------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a | Air | No | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|-------------------------------|---|--|---|--|------------------------------------|---|-------------------------------------|
| | new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | There is currently capacity at Alyth Primary School. | GIS Layers for school catchments | 0 | | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Development on this site would be on greenfield land on the edge of New Alyth, although adjacent site is already identified for development and the land is currently in agricultural use and not used for recreation. Adopted core path to the north of the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | 0 | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along northern boundary and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce | Population | No | Check CFS form | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|---------------------------------------|--|--|------------------------------------|---|-------------------------------------|
| | employment land/opportunities? | | | | | | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No – brown forest soils. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | - | | - |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes, this extension to H61 could make the whole development more viable. | Check CFS form | n/a | n/a | n/a |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Yes, the site is southerly facing and protected from prevailing winds by treebelt to the west of site. | Check CFS form, aerial map and possibly site visit | 0 | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | Vehicular access would be taken from north of site from A926 | | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Site is roughly 1000 metres from the centre of Alyth with bus stops a short walk away. Site is wholly within the bust stop buffer. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | n/a | n/a | n/a |
| | Does the proposal support a designated National Planning Framework | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |

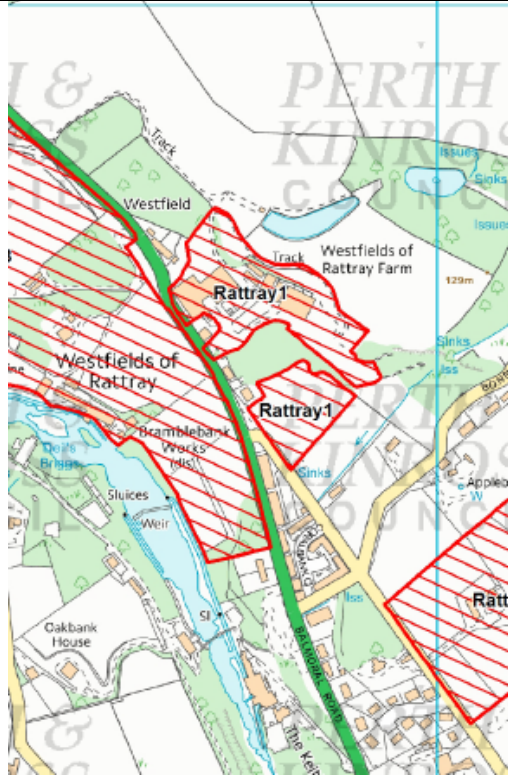
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--|--|--|--|--|------------------------------------|---|-------------------------------------|
| | national priority or a site identified in the Strategic Development Plan? | | | | | | |
| | Will the site make use of existing buildings? | Material Assets | No | GIS aerial map/site visit | n/a | n/a | n/a |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | Ancient woodland to the south of site. | GIS layers for NSA, and SLA | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. | 0 |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Yes | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Further landscaping and tree planting to screen the development should be required to minimise the visual impact. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------------|--|--|---------|---|------------------------------------|---|-------------------------------------|
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | No | GIS layer for waste management sites | n/a | n/a | n/a |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | No | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | 0 | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigati on | Mitigation/Enhanc ement if appropriate? | Scoring – post mitigatio n |
|--------------------|--|--|--|--|------------------------------------|---|-------------------------------------|
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | n/a | | n/a | n/a | n/a |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible with neighbouring uses – adjacent to currently allocated LDP site so will be residential use. North and western boundaries are a treebelt. | OS map and site visit | 0 | | 0 |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | 0 | | 0 |

RATTRAY

| | | | |
|--|---|--|--|
| Site Name: | Source of site suggestion: All landowners/interested parties identified/aware? Yes – landowner suggested site | | Site History/Previous planning applications, existing local plan policies and proposals: Site previously identified as BO2 for housing/ mixed use in Draft Eastern Area Local Plan. Included in previous MIR although not carried forward. |
| Settlement: Rattray | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rattray 1 | Outside or adjacent to a settlement boundary? Outside settlement boundary | |
| OS Grid Ref: | Site Size (ha): 4.3ha | Within a TAYplan preferred Settlement, if so which settlement tier? Yes tier 2 – Blairgowrie/ Rattray | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Former pig farm now used for agricultural storage/ parking area for agricultural vehicles. Sits up on verge on way out of Rattray, quite visible from road. Redundant buildings considered an eyesore on approach to Blairgowrie/ Rattray |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield (derelict buildings) and greenfield | Proposed Use: Mixed Use | Initial Officer Comments If site was to progress, would be a considerable extension to the settlement boundary. Landowner believes buildings could not be restored – removing them could be a visual benefit for northern approach into Blairgowrie/ Rattray. Landowner states that Persimmon are interested in site. Landowner has considered redevelopment under Policy RD3 although this is restricted to 5 units which would not support viability of the development. | |





| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|---------------------------------|---|---|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Possibly - Watercourses close to site. At the time of publication the updated River Basin Management Plans are not available | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|---|--|---|---|--------------------------|--|---------------------------|
| | | | | | | required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. | |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Very minor part of southern site has high probability for surface water flooding. | Check all the GIS Layers for flood risk | | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Red squirrel and viviparous lizard identified close to site. Site within River Tay Catchment | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | | | | Catchment | | | |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly – some trees in and around site. | GIS aerial map/OS map/site visit | - | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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. | + |
| Air Quality | | | | | | | |
| | Could the option lead to Local | Air | No | | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-------------------------------|---|--|--|---|--------------------------|--|---------------------------|
| | Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | | | | | | |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Rattray Primary School currently at capacity (82%) | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Site is adjacent to a maintained open space on southern edge (Westfield Common). Adopted core paths within vicinity – links could be enhanced. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path links and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes through mixed use development | Check CFS form | - | | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and | Greenfield and brownfield. Developing the small section of | GIS aerial map/site visit | - | Development on brownfield land would improve | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | Soils | greenfield alongside the brownfield land would ensure overall development is viable. | | | appearance of redundant buildings | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No and no loss of prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | Good quality soils should be removed for use in other parts of Perth and Kinross. | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within 5 years of plan. | Check CFS form | | | |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site on a south-western facing slope. | Check CFS form, aerial map and possibly site visit | | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - | Material assets and | | | | Access road would need to be delivered to the satisfaction of | |

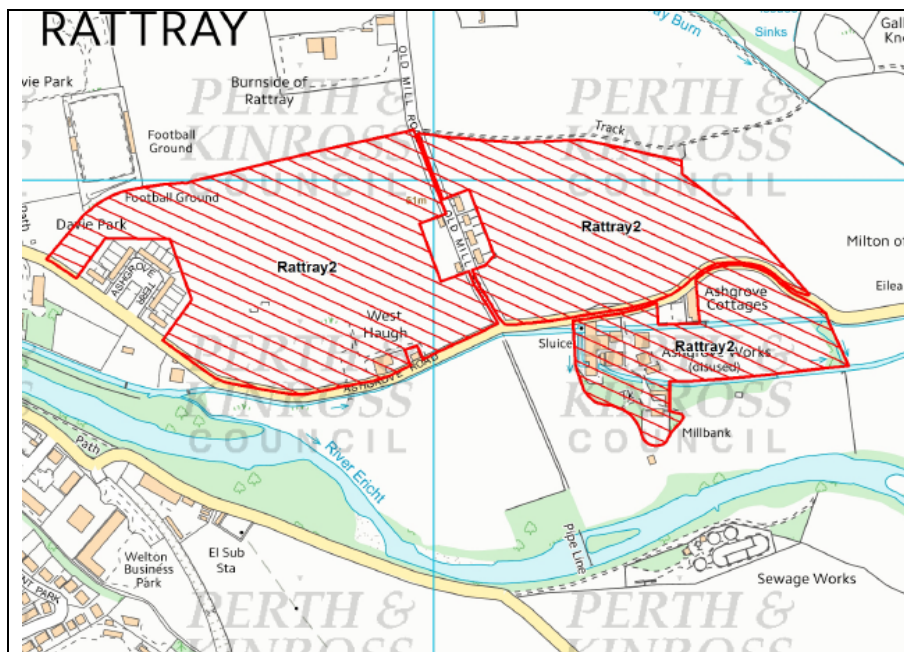
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---|--|--|--------------------------|--|---------------------------|
| | Road network capable of accommodating traffic generated? | climatic factors? | | | | the Council as Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Majority of site within 400m buffer for bus stops. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | Check for pylons on OS map and on site visit | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Existing piggery buildings onsite, however unlikely to be redeveloped. | GIS aerial map/site visit | - | Buildings not appropriate for reuse. | - |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | | Check existing LDP GIS layer wild land Check the landscape impact using | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact from northern approach into Rattray. The demolition of current buildings would be an advantage on the landscape. | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|-------------------------------------|--|--------------------------|---|---------------------------|
| | | | | capacity study if one is available Site visit | | | |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | n/a | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological | Archaeology noted on site (quarry). | GIS layers Listed building, Scheduled | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | heritage (and links with landscape) | | Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | | and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Unlikely to be any issues with neighbours. | OS map and site visit | - | | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | - | | - |

[illegible]



[illegible]

| | | | | | | | |
|--|--|---------------------|---|--|-----|--|-----|
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Site within River Tay Catchment.</p> <p>Red squirrel identified close to site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development.</p> <p>Provision of a landscape plan.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | <p>GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites</p> | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Some trees within site and around periphery. Watercourse running through part of site – possible habitat fragmentation. | GIS aerial map/OS map/site visit | - | <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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</p> | + |

| | | | | | | | |
|------------------------|--|--|--|---|-----|---|-----|
| | | | | | | and cycleways, to encourage the movement of species. Development should be well set back from watercourse. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Ratray Primary does not have sufficient capacity (82%). | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted core path and right of way run through the site. | GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path through site and consider additional linkages to the core path network in surrounding area. | + |
| | Will the proposal create/reduce employment | Population | If the site is taken forward as employment land or mixed use, employment opportunities will be | Check CFS form | - | Site could be considered as mixed use site to assist with regeneration in Ratray and | + |

| | | | | | | | |
|--|---|---------------------------------------|---|---|---|---|---|
| | land/opportunities? | | created. | | | provide local employment land. | |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Part greenfield and part brownfield. | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | Alluvial soils. Majority of site grad 3(2) with smaller part grade 2. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years (2023-2028) | Check CFS form | - | | - |
| | Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds? | Climatic factors | Site is flat and largely south facing. Minimal shelter from prevailing winds. | Check CFS form, aerial map and possibly site visit | - | Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | + |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | - | Likelihood of requiring a new bridge across Etricht to provide another access from Blairgowrie which should also relieve Blairgowrie town centre traffic pressures. | + |
| | Is the site close to a range of | Climatic | Site wholly within a 400m buffer of | GIS layer for bus | - | Application of policy TA1B | 0 |

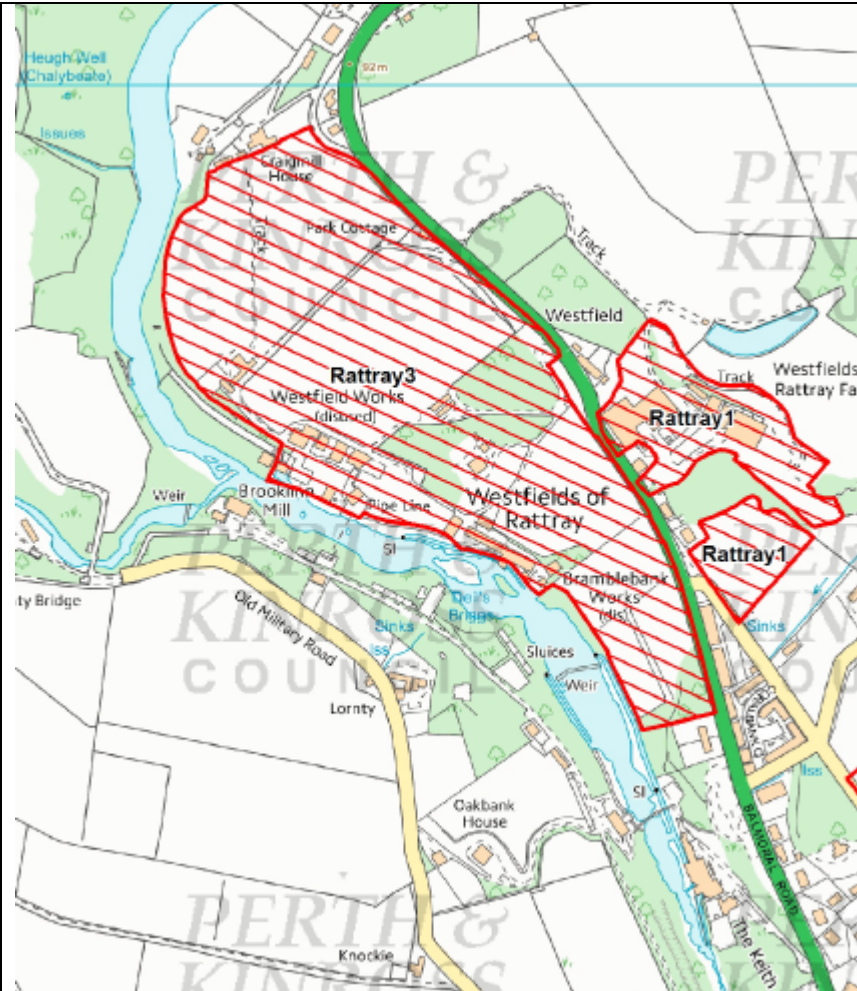
| | | | | | | | |
|--|---|---|--|--|-----|---|-----|
| | facilities? Can these be accessed by public transport? | factors and human health | bus stops. Site 0.5 mile from Blairgowrie town centre. Davie Park on edge of site. | stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | | which requires development proposals to be easily accessible to all modes of transport. Considering size of the site, additional bus stops may be considered. | |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material Assets and Population and Human Health | No. Pylons run along edge of site. | GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit | - | | - |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Not stated in CFS form, buildings on part of site – some derelict and some in use. | GIS aerial map/site visit | - | Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage | 0 |

| Landscape Designated sites | | | | | | | |
|---|---|--|--|--|-----|--|-----|
| | To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations? | Landscape | n/a | GIS layers for NSA, and SLA | n/a | n/a | n/a |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site outwith although adjacent to settlement boundary. Site is currently populated with polytunnels on majority of site. Depending on size of allocation, there may be an impact on landscape character although likely to have sufficient capacity to accommodate and would provide significant regeneration. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact of development. | 0 |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | | | | | | | |
|--------------------------|--|--|--|---|-----|--|-----|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology/ Listed Buildings on site - Ashgrove Cottages and Erichside Works. Scheduled Monument – Milton of Rattray cursus close to the east of proposal site. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with | Could relate to all SEA | Compatible with neighbouring uses – small housing development and | OS map and site | - | | 0 |

| | | | | | | | |
|--|---|--------------------------------------|-------------------------------------|----------------|--|--|--|
| | neighbouring uses? | topics depending on neighboring uses | agriculture predominant neighbours. | visit | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | | | |

| | | | |
|---|---|--|---|
| Site Name: Westfield Works | Source of site suggestion: All landowners/interested parties identified/aware? | | Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications |
| Settlement: Rattray | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rattray3 | Outside or adjacent to a settlement boundary? Outside settlement boundary, southern part adjacent. | |
| OS Grid Ref: | Site Size (ha): 11 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Low lying, bottom of a valley. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture and brownfield (former textile mills) | Proposed Use: Mixed use | Initial Officer Comments Vast site – this scale of development is not the future vision for Rattray and current infrastructure may not accommodate this scale. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|--|--|--------------------------|---|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | <p>Watercourse onsite and surrounding south west boundary of site.</p> <p>No waste water drainage hotspots</p> <p>No private or public water supplies within 250m.</p> <p>At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later.</p> | <p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p> | - | <p>Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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.</p> | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | <p>Very minor corner of site detected for medium probability of river flooding.</p> <p>Larger central section of site identified for high probability of surface water flooding.</p> | Check all the GIS Layers for flood risk | - | Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|--|--|--------------------------|---|---------------------------|
| | | | | | | | |
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | <p>Within River Tay SAC catchment and close proximity to River Ericht.</p> <p>Red squirrel and Vivparous Lizard recorded on site.</p> | <p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p> | - | <p>Policy NE3 Biodiversity.</p> <p>Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development.</p> <p>Provision of a landscape plan.</p> | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly. Small woodland onsite (nonconiferous trees/ broadleaved woodland) and close proximity to River Etricht. | GIS aerial map/OS map/site visit | - | <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally</p> | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Rattray Primary School currently at capacity (82%). | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space | Popl and human health or material assets | Adopted core path to the north of site although discontinues before reaching site – opportunity to improve links in and around site. | GIS layers for core paths and rights of way and maintained | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| | or result in a loss of open space? | | | open space and existing LDP for open space allocations | | alongside development proposals. Retention of the core path to the north of site and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | Yes – proposal is for a mixed use site. | Check CFS form | - | | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Mixture of green and brownfield. | GIS aerial map/site visit | - | | - |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No (3.2 agricultural land). | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Within 5-10 years (20023-2028) | Check CFS form | | | |
| | Site aspect – does the site make | Climatic | Site is protected from winds being in | Check CFS | - | Siting and design to take | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|---|--|--------------------------|---|---------------------------|
| | best use of solar gain? Is the site protected from prevailing winds? | factors | the bottom of a deep valley. Could be positioned to enhance solar gain through development. | form, aerial map and possibly site visit | | account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | | | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Southern part of site (approx. one third of site) is within 400m bus stop buffer. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | - | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | 0 |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | No | GIS layers for pylons, gas pipelines, | n/a | n/a | n/a |

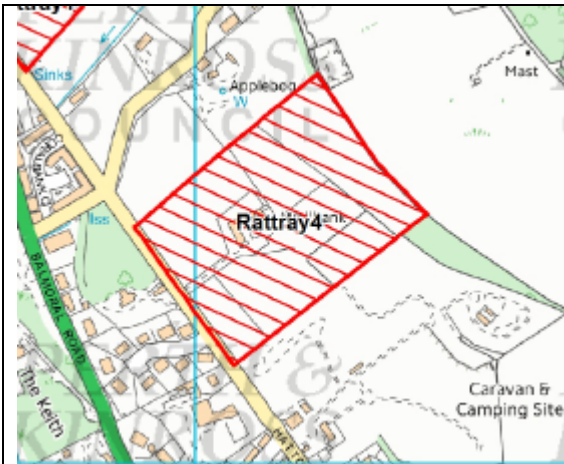
| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | <p>scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | The proposal seeks to refurbish the existing textile mills and incorporate into the new development. | GIS aerial map/site visit | - | Reuse appropriate, considering their suitability and their contribution to built heritage | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | n/a | GIS layers for | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|--|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | NSA, and SLA | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Site outwith settlement boundary although unlikely to affect surrounding landscape due to location in valley. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | - | Landscaping and tree planting to screen the development should be required to minimise the visual impact from the opposite side of River Etricht. Otherwise site location in lower valley acts as a landscape screen from main road. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | No | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|---|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Archaeology listed onsite and bordering: Craigmill Mill, River Etricht Weir and Lade, Westfields of Rattray Mill. | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|----------------------|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Compatible | OS map and site visit | - | | - |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No known constraints | Check CFS form | - | | - |

| | | | |
|--|--|---|---|
| Site Name: Wellbank, Rattray | Source of site suggestion: All landowners/interested parties identified/aware? Yes- Landowner suggested site | | Site History/Previous planning applications, existing local plan policies and proposals: Site included in previous MIR although not carried forward into LDP. |
| Settlement: Rattray | GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rattray 4 | Outside or adjacent to a settlement boundary? Outwith but adjacent to settlement boundary | |
| OS Grid Ref: | Site Size (ha): 4.68 | Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 | Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Undulating, tree boundary on 3 sides. Neighbouring with caravan park, may be detrimental to landscape setting on approach to Rattray from north. |
| Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Small holding agricultural grazing and domestic property | Proposed Use: Residential | Initial Officer Comments Identifying site may have detrimental impact on adjacent caravan park. | |



| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------|---|--|---|---|--------------------------|--|---------------------------|
| Water | | | | | | | |
| | Could the option result in a negative impact on the water environment? (see notes) | Water | Unlikely. At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided later. | Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer | - | Application of Policy EP3: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. 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. | 0 |
| | Can the option connect to the public foul sewer? | Water | | GIS Layer for existing network | | Policy EP3B | |
| | Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? | Water, Climatic Factors and Human Health | Very minor section of site has low probability for surface water flooding. | Check all the GIS Layers for flood risk | - | Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------------------|--|---------------------------------|---|---|--------------------------|--|---------------------------|
| Biodiversity, Flora and Fauna | | | | | | | |
| | To what extent will the proposal affect biodiversity, flora and fauna interests? | Bio flora and fauna | Red squirrel identified on site. Site within River Tay Catchment. | GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment | - | Policy NE3 Biodiversity. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. | 0 |
| | Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? | | No | GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites | n/a | n/a | n/a |
| | How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? | Bio flora and fauna | Possibly – treebelt and hedgerows surrounding 3 edges of site boundary. | GIS aerial map/OS map/site visit | 0 | Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|------------------------|--|--|--|--|--------------------------|---|---------------------------|
| | | | | | | 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. | |
| Air Quality | | | | | | | |
| | Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes) | Air | No | | n/a | n/a | n/a |
| Service Infrastructure | | | | | | | |
| | What will be the impact on local/community facilities and infrastructure (see notes) | | Rattray Primary School currently at capacity (82%). | GIS Layers for school catchments | - | Developer contribution towards education. | 0 |
| | To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? | Popl and human health or material assets | Adopted core paths within vicinity – links could be enhanced. Due to location adjacent to caravan park, the fields may be regarded as an informal open resources for tourists. | GIS layers for core paths and rights of way and maintained open space and existing | - | Application of policy CF1B: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|---------------------------------|--|---|--------------------------|---|---------------------------|
| | | | | LDP for open space allocations | | proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area. | |
| | Will the proposal create/reduce employment land/opportunities? | Population | No | Check CFS form | - | | - |
| Soils | | | | | | | |
| | Is the option on greenfield or brownfield land? | Material Assets and Soils | Greenfield and brownfield | GIS aerial map/site visit | | | |
| | Are there any contaminated land/ soils issues on the site? (see notes) | Material Assets and Soils | No and no loss of prime agricultural land. | GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K) | | | |
| Deliverability/sustainability constraints | | | | | | | |
| | Will the site be delivered within the LDP timeframe? | Material assets | Yes within 5 years of plan. | Check CFS form | | | |
| | Site aspect – does the site make | Climatic | Site on a south-western facing slope. | Check CFS | - | Siting and design to take | + |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|---|---------------------------------------|--|--|--------------------------|---|---------------------------|
| | best use of solar gain? Is the site protected from prevailing winds? | factors | Shelter from trees surrounding site on 3 edges although exposed towards south west and prevailing winds. | form, aerial map and possibly site visit | | account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature. | |
| | Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated? | Material assets and climatic factors? | | | | Application of policy TA1B. Road and access improvements to the satisfaction of the Roads Authority. | |
| | Is the site close to a range of facilities? Can these be accessed by public transport? | Climatic factors and human health | Bus stop nearby and whole site within 400m buffer. Site 0.9 miles from town centre, 17 miles from Perth. | GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities | 0 | Application of policy TA1B which requires development proposals to be easily accessible to all modes of transport. | + |
| | Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, | Material Assets and Population | No | GIS layers for pylons, gas pipelines, | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|-----------------------------------|--|---------------------------------|---|---|--------------------------|---|---------------------------|
| | e.g. electricity pylons, underground gas pipelines etc. | and Human Health | | <p>scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p> | | | |
| | Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan? | Material Assets | No | Check NPF3 and TAYplan SDP | n/a | n/a | n/a |
| | Will the site make use of existing buildings? | Material Assets | Possibly, farmhouse/small holding onsite. | GIS aerial map/site visit | 0 | Consider reuse of buildings and incorporation into new development. | + |
| Landscape Designated sites | | | | | | | |
| | To what extent will any designated sites be affected – | Landscape | n/a | GIS layers for | n/a | n/a | n/a |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--|--|--|---|--|--------------------------|--|---------------------------|
| | including NSAs, Regional Scenic Areas, and local landscape designations? | | | NSA, and SLA | | | |
| Non designated landscape features and key landscape interests | | | | | | | |
| | Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes) | Landscape | Development would be a loss of open field which may impact landscape in surrounding area. | Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit | 0 | Landscaping and tree planting to screen the development should be required to minimise the visual impact on northern route out of Rattray. | + |
| | Will the proposal have an adverse impact on the integrity of the greenbelt? | Popl and human health or material assets | n/a | GIS layer greenbelt | n/a | n/a | n/a |
| Material assets | | | | | | | |
| | Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health | | GIS layer for waste management sites | | | |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------------|--|--|--|--|--------------------------|--|---------------------------|
| | For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan? | Material Assets | n/a | Check Zero Waste Plan | n/a | n/a | n/a |
| Cultural Heritage | | | | | | | |
| | Will the option affect any cultural heritage asset or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site opposite listed buildings, Glenshieling House (category C) and Hope Park Home (category B). | GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit | - | Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features. | 0 |
| | To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes) | Cultural heritage, incl architectural and archaeological heritage and links with landscape | | | - | Application of policy HE1 and appropriate mitigation and access agreed with Historic Scotland. | 0 |

| | Site assessment question (click on links embedded in the text for further guidance) | Related SEA topic if applicable | Comment | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation/Enhancement if appropriate? | Scoring – post mitigation |
|--------------------|---|--|---|---|--------------------------|--|---------------------------|
| Constraints | | | | | | | |
| | Is the site impacted by/compatible with neighbouring uses? | Could relate to all SEA topics depending on neighboring uses | Perhaps some issues with neighbouring caravan park. | OS map and site visit | | | |
| | Are there any known constraints to development e.g. ownership, marketability etc. | Material Assets | No | Check CFS form | | | |