



Housing in the Countryside Policy Review 2008

Appropriate Assessment

Revised







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1 INTRODUCTION

- 1.1 The proposed Housing in the Countryside Policy is subject to the requirements of Article 6 of the Habitats Directive. This requirement is that plans likely to have a significant effect on Natura 2000 sites - Special Protection Areas (SPAs) or Special Areas of Conservation (SACs) - can only be approved after an appropriate assessment of the proposal has been undertaken.
- 1.2 The proposed Housing in the Countryside Policy covers the whole area within Perth & Kinross.
- 1.3 This assessment considers the likely impacts of the proposed Housing in the Countryside Policy against the qualifying interests and conservation of Natura 2000 sites. This assessment concludes that with appropriate safeguarding and mitigation the Housing in the Countryside Policy will not adversely affect the integrity of any Natura and Ramsar sites in Perth & Kinross.

2 THE HABITATS DIRECTIVE AND REGULATIONS

- 2.1 Regulation 48 of the Conservation (Natural Habitats, etc.) Regulations 1994 requires that “any plan or project not directly connected with or necessary to the management of a European site (either a Special Area of Conservation (SAC) designated under the Habitats Directive, or a Special Protection Area (SPA) classified under the Birds Directive), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives”. The competent authority must consider whether
 - the proposal is likely to have a significant effect on such a site; and

- where this is the case an appropriate assessment has been carried out of the likely impacts.

- 2.2 As a matter of policy, Scottish Ministers have extended the requirement for assessment to Ramsar sites, listed under the international convention on the conservation of wetlands of international importance, candidate SACs and potential SPAs, before they are fully classified.
- 2.3 In the area covered by the proposed Housing in the Countryside Policy there are 23 SACs, 7 SPAs and 4 Ramsar sites. These are set out below.

NATURA SITES IN PERTH & KINROSS

SAC

Beinn a`Ghlo, Ben Alder and Aonach Beag, Ben Heasgarnich, Ben Lawers, Black Wood of Rannoch, Caenlochan, Craighall Gorge, Crieff Woods, Drumochter Hills, Dun Moss and Forest of Alyth Myres, Dunkeld - Blairgowrie Lochs, Glenartney Juniper Wood, Keltneyburn, Methven Moss, Pitkeathly Mires, Rannoch Moor, River Spey, River Tay, Shelforkie Moss, Shingle Islands, Tulach Hill and Glen Fender Meadows, Turflundie Wood, Upper Strathearn Oakwoods


SPA

Caenlochan, Drumochter Hills, Firth of Tay & Eden Estuary, Forest of Clunie, Loch Leven, Rannoch Lochs, South Tayside Goose Roosts

Ramsar

Firth of Tay & Eden Estuary, Loch Leven, Rannoch Moor, South Tayside Goose Roosts


- 2.4 It is necessary to consider whether the proposed Housing in the Countryside Policy would be likely to have a significant effect on the interest features of the SACs, SPAs and Ramsar Sites listed above and to carry out an appropriate assessment where such effects are likely.
- 2.5 In light of the ruling by the European Court of Human Justice (October 2005), the advice from the Scottish Ministers to local authorities (April 2006) and the guidance contained in Managing Natura 2000 Sites: The



Provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, the Council has sought to determine the potential risk that the provisions of the proposed Housing in the Countryside Policy would impact on European sites, as defined by the Directive, and where necessary is satisfied that it has undertaken an appropriate assessment in terms of the Policy's implications for such sites.

3 THE HOUSING IN THE COUNTRYSIDE POLICY REVIEW

- 3.1 The proposed Housing in the Countryside Policy is a local level policy document which when approved by the council will operate as supplementary planning guidance and as such will be treated as a material consideration when making development control decisions in Perth & Kinross. It sets out criteria which advises of the circumstances in which new housing not identified in local plans and outside settlements is likely to be acceptable. The policy does not contain firm proposals with an identified scale or locational components (eg provision for x houses in a specified area), but rather gives encouragement for the provision of housing in the countryside in relation to various criteria. This assessment has therefore sought to apply a higher level consideration of whether the policy would be likely to result in any significant effects on Natura 2000 sites or Ramsar sites. A more detailed assessment of likely significant effects will require to be undertaken in relation to specific planning applications.
- 3.2 The main objective of the policy review is to provide opportunities for people to live in the countryside, in a sustainable way whilst protecting the landscape and cultural heritage of Perth and Kinross. It includes criteria relating to siting and design matters, building groups, renovation and replacement of housing, and conversion or replacement of non-domestic buildings. Of particular note is that the policy must be considered alongside existing Structure and Local Plan policies, and it specifically states *"in areas where particular constraints apply, the policies specific to these areas must also be complied with"*. These



areas include SACs, SPAs and Ramsar Sites. The policies of note here are:

- Structure Plan policy **Environment and Resources Policy 2** which requires the management, protection and enhancement of international, national and strategic environmental resources in the Perth & Kinross Area and states that there is a presumption against any proposals which could have a significant adverse effect upon those resources. This requirement includes the consideration of indirect and cumulative impacts; and
- Local Plan policy **International Sites** which advises that development which would affect the conservation interests for which SACs, SPAs, and RAMSAR sites have been designated will only be permitted where appropriate assessments have demonstrated that there will be no adverse effect on the integrity of the site, or there is no alternative solution and there are imperative reasons for over-riding public interest, including those of a social or economic nature.

3.3 As the policy relates to countryside locations out with settlements there is potential for new developments to have a significant effect on the environment and it was important that these potential impacts were fully addressed as part of the policy review process.

3.4 This view is supported by the Strategic Environmental Assessment for the proposed Housing in the Countryside Policy which has also assessed likely environmental impacts.

4 SCREENING PROCESS

4.1 All Natura and Ramsar sites within and adjacent to Perth & Kinross were considered as part of the assessment. The appropriate assessment was carried out at a level reflecting the level of the policy and taking a proportionate and pragmatic approach to the effect the policy would be capable of having on the identified sites. Consideration was also given to the cumulative impacts of other projects and plans acting in combination. A list of other relevant plans and strategies is provided in the SEA

Environmental Report that also accompanies the Housing in the Countryside Policy review.

- 4.2 The assessment was carried out by professional planning officers within the Local Development Plans team of the Council to identify the sites for which no adverse effects on site integrity were predicted. The SEA Environmental Report and the Perth & Kinross State of the Environment Report also helped inform the assessment. As a result it was possible to eliminate some sites from further analysis. These sites are listed in the table below.

NATURA SITES THAT WERE SCREENED OUT

| Natura Site | Qualifying interest | AA required? (reason) |
|--|---|--|
| Beinn a`Ghlo (SAC) | Habitats: Acidic scree, Alpine and subalpine heaths, Base-rich fens, Blanket bog, Dry grasslands and scrublands on chalk or limestone, Dry heaths, Hard-water springs depositing lime, High-altitude plant communities associated with areas of water seepage, Montane acid grasslands, Plants in crevices on acid rocks, Plants in crevices on base-rich rocks, Species-rich grassland with mat-grass in upland areas Species: Geyer`s whorl snail, Round-mouthed whorl snail | Not required Impacts on this remote upland site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Ben Alder and Aonach Beag (SAC) | Habitats: Acidic scree, Alpine and subalpine calcareous grasslands, Alpine and subalpine heaths, Blanket bog, Dry heaths, High-altitude plant communities associated with areas of water seepage, Montane acid grasslands, Mountain willow scrub, Plants in crevices on acid rocks, Plants in crevices | Not required Impacts on this remote upland site, which is outwith Perth & Kinross, as a result of the approval of the Housing in the countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. |

| Natura Site | Qualifying interest | AA required? (reason) |
|------------------------------------|---|--|
| | on base-rich rocks, Tall herb communities, Wet heathland with cross-leaved heath | Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Ben Heasgarnich (SAC) | Habitats: Alpine and subalpine calcareous grasslands, Base-rich fens, High-altitude plant communities associated with areas of water seepage, Montane acid grasslands, Mountain willow scrub, Plants in crevices on acid rocks, Plants in crevices on base-rich rocks, Species-rich grassland with mat-grass in upland areas, Tall herb communities | Not required Impacts on this remote upland site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Ben Lawers (SAC) | Habitats: Alpine and subalpine calcareous grasslands, Alpine and subalpine heaths, Base-rich fens, Blanket bog, Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels, Dry heaths, High-altitude plant communities associated with areas of water seepage, Montane acid grasslands, Mountain willow scrub, Plants in crevices on acid rocks, Plants in crevices on base-rich rocks, Species-rich grassland with mat-grass in upland areas, Tall herb communities | Not required Impacts on this remote upland site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness, ownership (NT) and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Black Wood of Rannoch (SAC) | Habitat: Caledonian forest | Not required Impacts on this remote upland site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness, its ownership (FCS) and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with |

| Natura Site | Qualifying interest | AA required? (reason) |
|------------------------------------|---|---|
| | | other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Caenlochan (SAC) | <p>Habitats: Acidic scree, Alpine and subalpine heaths, Base-rich fens, Base-rich scree, Blanket bog, Dry heaths, Grasslands on soils rich in heavy metals, High-altitude plant communities associated with areas of water seepage, Montane acid grasslands, Mountain willow scrub, Plants in crevices on acid rocks, Plants in crevices on base-rich rocks, Species-rich grassland with mat-grass, Tall herb communities, in upland areas</p> <p>Species: Dotterel (<i>Charadrius morinellus</i>), Golden eagle (<i>Aquila chrysaetos</i>)</p> | <p>Not required</p> <p>Impacts on this remote upland site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site.</p> |
| Craighall Gorge (SAC) | <p>Habitats: Mixed woodland on base-rich soils associated with rocky slopes</p> | <p>Not required</p> <p>There is potential for proposals for new development to be submitted in this area. However, significant and negative effects would be avoided when considered with other policies. Consequently, the Housing in the countryside Policy is not likely to have a significant effect on the qualifying interests of the Natura site(s)</p> |
| Drumochter Hills (SAC, SPA) | <p>Habitats: Acidic scree, Alpine and subalpine heaths, Blanket bog, Dry heaths, Montane acid grasslands, Mountain willow scrub, Plants in crevices on acid rocks, Species-rich grassland with mat-grass in upland areas, Tall herb</p> | <p>Not required</p> <p>Impacts on this remote upland site as a result of the approval of the Housing in the countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when</p> |

| Natura Site | Qualifying interest | AA required? (reason) |
|---|--|--|
| | communities, Wet heathland with cross-leaved heath Species: Dotterel (<i>Charadrius morinellus</i>), Merlin (<i>Falco columbarius</i>) | considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Dun Moss and Forest of Alyth Myres (SAC) | Habitat: Active raised bogs | Not required Impacts on this remote upland site as a result of the approval of the Housing in the countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Glenartney Juniper Wood (SAC) | Habitat: Juniper on heaths or calcareous grasslands | Not required Impacts on this remote upland site as a result of the approval of the Housing in the countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Keltneyburn (SAC) | Habitat: Mixed woodland on base-rich soils associated with rocky slopes | Not required Impacts on this remote upland site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the |

| Natura Site | Qualifying interest | AA required? (reason) |
|-----------------------------------|---|---|
| | | site. |
| Pitkeathly Mires (SAC) | Habitat: Very wet mires often identified by an unstable `quaking` surface Slender green feather-moss (<i>Drepanocladus</i> (<i>Hamatocaulis</i>) <i>vernicosus</i>) | Not required Some potential for negative effects. However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. The potential development of a wind farm at Lochelbank would make this an unsuitable site for housing. |
| Rannoch Lochs (SPA) | Species: Black-throated diver (<i>Gavia arctica</i>) | Not required Impacts on this remote site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| Rannoch Moor (SAC, Ramsar) | Habitats: Acid peat-stained lakes and ponds, Blanket bog, Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels, Depressions on peat substrates, Dry heaths, Very wet mires often identified by an unstable `quaking` surface, Wet heathland with cross-leaved heath | Not required Impacts on this remote site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's remoteness and the nature of the qualifying features. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |
| River Spey (SAC) | Species: Atlantic salmon, Freshwater pearl mussel, Otter, Sea lamprey | Not required Some potential for negative effects. However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. In particular, ERP 2 makes it clear that developments will not be supported on sensitive river systems, including those designated as SACs, unless there |

| Natura Site | Qualifying interest | AA required? (reason) |
|--|---|---|
| | | is certainty that there will be no significant negative effects on qualifying features or other features of interest. It is likely that the implementation of the Water Framework Directive will have significant benefits for designated sites dependent on the water environment. |
| Shingle Islands (SAC) | Habitats: Alder woodland on floodplains | Not required It is not likely that proposals for new housing will be approved in this area given its location within the floodplain and the policy restrictions against development in this sort of location. Consequently, the Housing in the Countryside Policy is not likely to have a significant effect on the qualifying interests of the Natura site. In particular, ERP 2 makes it clear that developments will not be supported on sensitive river systems, including those designated as SACs, unless there is certainty that there will be no significant negative effects on qualifying features or other features of interest. It is likely that the implementation of the Water Framework Directive will have significant benefits for designated sites dependent on the water environment. |
| Tulach Hill and Glen Fender Meadows (SAC) | Habitats: Base-rich fens, Dry grasslands and scrublands on chalk or limestone, Dry heaths, Limestone pavements Species: Geyer's whorl snail. Round-mouthed whorl snail | Not required Impacts on this remote site as a result of the approval of the Housing in the Countryside Policy are likely to be limited given its elevation, location and remoteness from any necessary infrastructure. However, significant and negative effects would be avoided when considered with other policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |

5 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS ON NATURA SITES

- 5.1 **Environment and Resources Policy 2** of the approved Structure Plan and the Local Plan policy on **Protected Species and Habitats** provides protection to international designated resources to ensure consistency with the European Directives.
- 5.2 Within the context of the Habitats Directive and National Policy, and the continuing policies of the Structure Plan and Local Plans the Council has undertaken a series of assessment exercises to ensure that the integrity of the environmental resources of the area is not compromised by the proposed Housing in the Countryside Policy.
- 5.3 The assessment is set out in the Housing in the Countryside Review Environmental Report (Section 5 and Appendix 2) and it is considered that the addition to the policy of a reference to the requirement for proposals which may have an impact on protected sites and species to be accompanied by a survey including the identification of measures to avoid loss of disruption to the site or species should avoid having a significant impact on Natura 2000 Sites. An additional safeguard is the policy on **Protected Species and Habitats** in the adopted Local Plans which advises that developments which would affect Natura 2000 Sites will only be permitted where appropriate assessments have demonstrated that there will not be an adverse effect on the species or habitats; or there is no alternative solution and there are imperative reasons for over-riding public interest, including those of a social or economic nature.

NATURA SITES THAT WERE SCREENED IN

| Site | Qualifying interest | Comment |
|--|--|--|
| Dunkeld – Blairgowrie Lochs (SAC) | Habitats: Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels, Very wet mires often identified by an unstable `quaking` surface | Potential for significant negative effects as development could take place in locations which are not connected to the public drainage system. Significant effects are likely, however, any adverse impacts could be avoided when |

| Site | Qualifying interest | Comment |
|--|---|--|
| | | considered with other Structure and Local Plan policies. In particular: Structure Plan policy ERP 2; the Local Plan policies 12, 45 & 49 and; in relation to Protected Species and Habitats. Specific proposals will also be subject to project specific AA and/or EIA. |
| Firth of Tay & Eden Estuary (SPA,Ramsar) | <p>Habitats: Estuaries, Intertidal mudflats and sandflats, Subtidal sandbanks</p> <p>Species: Bar-tailed godwit (<i>Limosa lapponica</i>), Black-tailed godwit (<i>Limosa limosa islandica</i>), Common scoter (<i>Melanitta nigra</i>), Cormorant (<i>Phalacrocorax carbo</i>), Dunlin (<i>Calidris alpina alpina</i>), Eider (<i>Somateria mollissima</i>, Goldeneye (<i>Bucephala clangula</i>), Goosander (<i>Mergus merganser</i>), Grey plover (<i>Pluvialis squatarola</i>), Greylag goose (<i>Anser anser</i>), Little tern (<i>Sterna albifrons</i>), Long-tailed duck (<i>Clangula hyemalis</i>), Marsh harrier (<i>Circus aeruginosus</i>), Oystercatcher (<i>Haematopus ostraleg</i>), Pink-footed goose (<i>Anser brachyrhynchus</i>), Red-breasted merganser (<i>Mergus serrator</i>), Redshank (<i>Tringa totanus</i>), Sanderling (<i>Calidris alba</i>), Shelduck (<i>Tadorna tadorna</i>), Velvet scoter (<i>Melanitta fusca</i>), Waterfowl assemblage</p> | <p>Potential for significant negative effects as development could take place in locations which are not connected to the public drainage system.</p> <p>However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. In particular, Structure Plan policy ERP 2 and the Local Plan policy in relation to Protected Species and Habitats. Specific proposals will also be subject to project specific AA and/or EIA. Potential for disturbance to birds the adverse impacts of which could be significant. However unlikely to be significant as the policy requires proposals to demonstrate how adverse impacts on the sites integrity will be avoided.</p> |
| Forest of Clunie (SPA) | <p>Species: Hen harrier (<i>Circus cyaneus</i>) Osprey (<i>Pandion haliaetus</i>) Short-eared owl (<i>Asio flammeus</i>), Merlin (<i>Falco columbarius</i>)</p> | <p>Potential for disturbance to birds the adverse impacts of which could be significant. However unlikely to be significant as the policy requires proposals to demonstrate how adverse impacts on the sites integrity will be avoided.</p> |
| Loch Leven (SPA, Ramsar) | <p>Species: Cormorant (<i>Phalacrocorax carbo</i>), Gadwall (<i>Anas strepera</i>), Goldeneye (<i>Bucephala</i></p> | <p>Potential for significant negative effects as development could take place in locations which are not</p> |

| Site | Qualifying interest | Comment |
|---------------------------|---|---|
| | <i>clangula</i>), Pink-footed goose (<i>Anser brachyrhynchus</i>), Pochard (<i>Aythya ferina</i>), Shoveler (<i>Anas clypeata</i>), Teal (<i>Anas crecca</i>), Tufted duck (<i>Aythya fuligula</i>), Whooper swan (<i>Cygnus cygnus</i>), Waterfowl assemblage | connected to the public drainage system. However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. In particular: Structure Plan policy ERP 2; the Local Plan policies 10,11,12 & 13 relating to phosphate levels at the Loch and; in relation to Protected Species and Habitats. Potential for disturbance to birds the adverse impacts of which could be significant. However unlikely to be significant as the policy requires proposals to demonstrate how adverse impacts on the sites integrity will be avoided. Specific proposals will also be subject to project specific AA and/or EIA. |
| Methven Moss (SAC) | Habitats: Active raised bogs, Degraded raised bogs | Potential for significant negative effects as development could take place in locations which are not connected to the public drainage system. However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. In particular, Structure Plan policy ERP 2 and the Local Plan policy in relation to Protected Species and Habitats. Specific proposals will also be subject to project specific AA and/or EIA. |
| River Tay (SAC) | Habitat: Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels Species: Atlantic salmon, Brook lamprey, Otter, River lamprey, Sea lamprey | Potential for significant adverse impacts if the Housing in the Countryside Policy is approved. However, significant and negative effects would be avoided when considered with other Structure and Local Plan policies. It is likely that the |

| Site | Qualifying interest | Comment |
|---|---|--|
| | | implementation of the Water Framework Directive will have significant benefits for designated sites dependent on the water environment. Consequently, it is not considered that the Housing in the Countryside Policy alone will have a significant effect on this site. Specific proposals will also be subject to project specific AA and/or EIA. |
| Shelforkie Moss (SAC) | Habitats: Active raised bogs, Degraded raised bogs | Some potential for negative effects. However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. Specific proposals will also be subject to project specific AA and/or EIA. |
| South Tayside Goose Roosts (SPA, Ramsar) | Species: Greylag goose (<i>Anser anser</i>), Pink-footed goose (<i>Anser brachyrhynchos</i>), Waterfowl assemblage | Some potential for negative effects. However, unlikely to be significant and negative effects would be avoided when considered with other Structure and Local Plan policies. Potential for disturbance to birds the adverse impacts of which could be significant. However unlikely to be significant as the policy requires proposals to demonstrate how adverse impacts on the sites integrity will be avoided. Specific proposals will also be subject to project specific AA and/or EIA. |
| Upper Strathearn Oakwoods (SAC) | Habitats: Western acidic oak woodland | Impacts on this site as a result of the approval of the Housing in the Countryside Policy are likely to be limited, largely on account of the site's steepness. However, significant and negative effects would be avoided when considered with other Structure and Local Plan policies. Consequently, it is not considered that the Housing in the Countryside Policy is likely to result in negative effects on the site. |



6 MITIGATION

- 6.1 This assessment process found that the proposed Housing in the Countryside Policy could potentially result in significant adverse effects on the qualifying interests of the Firth of Tay & Eden Estuary (SPA/Ramsar); Loch Leven (SPA/Ramsar); South Tayside Goose Roosts (SPA/Ramsar) and; Forest of Clunie (SPA) and that mitigation in terms of modifications to the proposed Housing in the Countryside Policy is therefore required. Whilst a number of changes to the Policy were made as a result of the SEA, a further modification requires to be made to ensure that proposals with the potential to result in increased disturbance of birds in these SPA's must demonstrate how adverse impacts on the sites integrity will be avoided. In addition, it will be necessary to ensure more detailed assessment is carried out at the planning application stage. In most instances the mitigation that would allow land to be developed in areas where there is a potential significant impact on the qualifying interest is through the upgrading of waste water infrastructure or the provision of infrastructure of a satisfactory standard.

7 MONITORING

- 7.1 Monitoring of the Housing in the Countryside Policy will be carried out to ensure progress towards its objectives and to track the environmental effects of the policy. In any event the monitoring of the environmental effects of the Housing in the Countryside Policy is a statutory requirement of SEA and this monitoring framework will also be applied to the consideration of impacts on the sites identified here.



8 CONCLUSIONS

- 8.1 Following the appropriate assessment of the SPAs, SACs and Ramsar sites it is concluded that subject to the policy being modified as identified in paragraph 6.1 above no adverse effect will arise either directly (e.g. through land-take) or indirectly (e.g. through hydrological changes, or through disturbance to the features which they contain), from the proposed Housing in the Countryside Policy. In addition the policy is supported by the existing Structure Plan and Local Plan policies which require a comprehensive assessment of development proposals and their potential impacts on species and habitats before development proposals can be determined. These policies, will further ensure that land allocations or development do not have an effect on the integrity of Natura sites or species. It is therefore concluded that the proposed Housing in the Countryside Policy as amended by this assessment, will not adversely affect the integrity of any of the SPAs, SACs and Ramsar sites in the area.

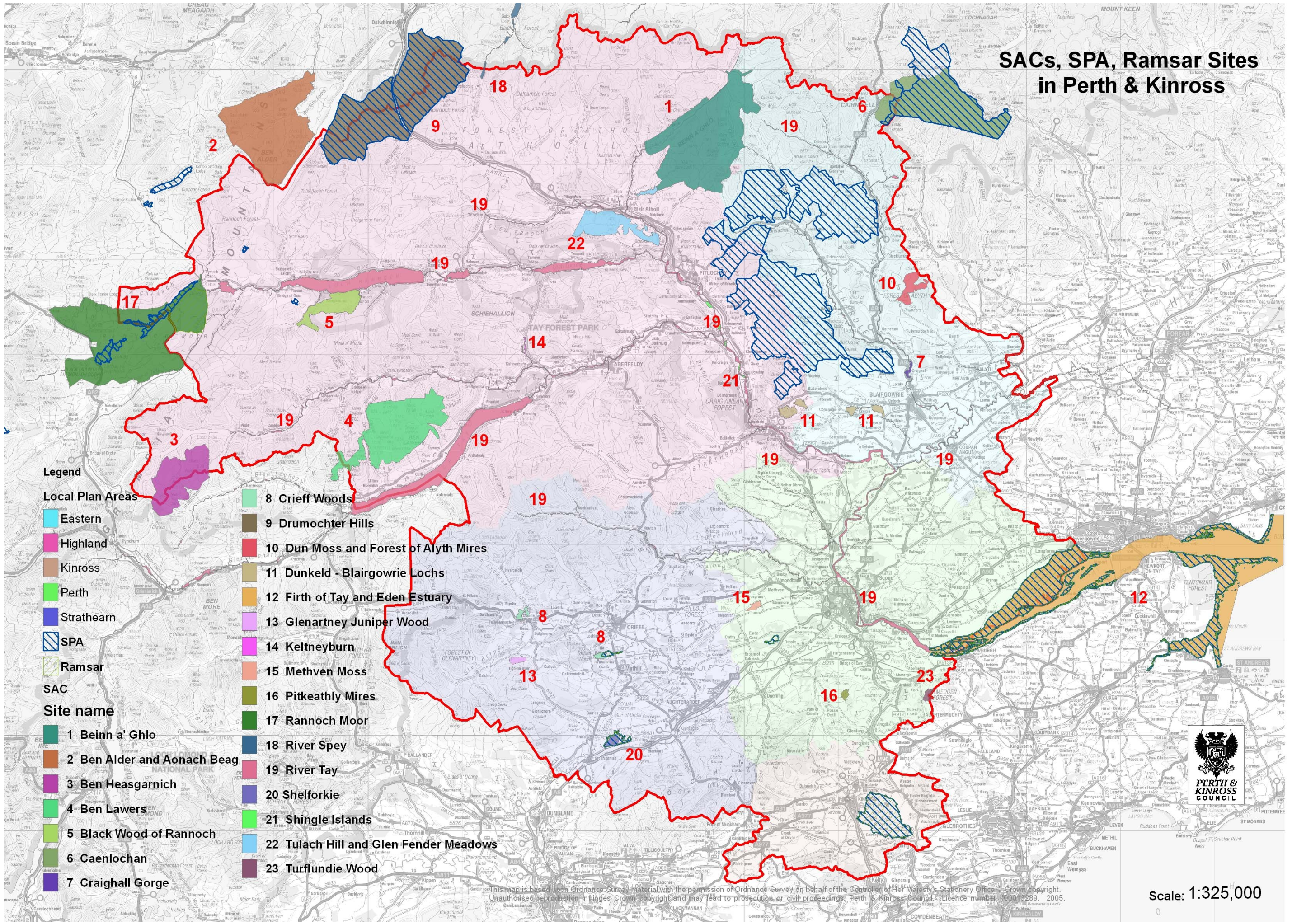
APPENDIX 1

NATURA SITES BY PLANNING AREA

| Planning Area | Site | | Appropriate Assessment | | |
|---------------|------|----------------------------------|------------------------|-------------|---------------------|
| | | | Screened out | Screened In | Effect ¹ |
| Eastern | 1 | Beinn a' Ghlo | ✓ | | / |
| | 6 | Caenlochan | ✓ | | / |
| | 7 | Craighall Gorge | ✓ | | / |
| | 10 | Dun Moss & Forest of Alyth Mires | ✓ | | / |
| | 11 | Dunkeld – Blairgowrie Lochs | | ✓ | / |
| | | Forest of Clunie | | ✓ | / |
| | 19 | River Tay | | ✓ | / |
| Highland | 1 | Beinn a' Ghlo | ✓ | | / |
| | 2 | Ben Alder and Aonach Beag | ✓ | | / |
| | 3 | Ben Heasgarnich | ✓ | | / |
| | 4 | Ben Lawers | ✓ | | / |
| | 5 | Black Wood of Rannoch | ✓ | | / |
| | 9 | Drumochter Hills | ✓ | | / |
| | 11 | Dunkeld – Blairgowrie Lochs | | ✓ | / |
| | | Forest of Clunie | | ✓ | / |
| | 14 | Keltneyburn | ✓ | | / |
| | | Rannoch Lochs | ✓ | | / |
| | 17 | Rannoch Moor | ✓ | | / |
| | 18 | River Spey | ✓ | | / |
| | 19 | River Tay | | ✓ | / |
| | 21 | Shingle Islands | ✓ | | / |
| | 22 | Tulach Hill & Glenfender Meadow | ✓ | | / |
| Kinross | | Loch Leven | | ✓ | + |
| Perth | 12 | Firth of Tay and Eden Estuary | | ✓ | / |
| | 15 | Methven Moss | | ✓ | / |
| | 16 | Pitkeathly Mires | ✓ | | / |
| | 19 | River Tay | | ✓ | / |
| | | South Tayside Goose Roosts | | ✓ | / |
| | 23 | Turflundie Wood | ✓ | | / |
| Strathearn | 8 | Crieff Woods | | ✓ | / |
| | 13 | Glenartney Juniper Wood | | ✓ | / |
| | 20 | Shelforkie | | ✓ | / |
| | | South Tayside Goose Roosts | ✓ | | / |
| | 19 | River Tay | | ✓ | / |

¹ + positive, / Neutral or no effect, - negative

SACs, SPA, Ramsar Sites in Perth & Kinross



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