

# Environmental Report

## Addendum No. 2

Perth & Kinross Local Development Plan - Proposed Plan  
December 2011





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# CONTENTS

|                    |   |
|--------------------|---|
| Glossary           | 2 |
| Acronyms           | 2 |
| Tables and Figures | 2 |

## Section 1: Introduction

|                                      |   |
|--------------------------------------|---|
| Addendum to the Environmental Report | 3 |
|--------------------------------------|---|

## Section 2: Plan Context

|  |   |
|--|---|
| The Updated TAYplan Context                        | 4 |
| The Local Development Plan – Proposed Plan Context | 5 |

## Section 3: Environmental Baseline

|   |   |
|---|---|
| Key Baseline Facts for Perth and Kinross                      | 8 |
| Summary of Environmental Issues in the Perth and Kinross Area | 8 |
| Data Gaps and Problems  | 9 |

## Section 4: SEA Methodology

|  |    |
|--|----|
| Identifying Cumulative Environmental Effects | 10 |
|--|----|

## Section 5: Effects of the Spatial Strategy

|   |           |
|---|-----------|
| Updated Housing Land Requirement Figures              | 11        |
| Assessment of the Spatial Strategy                    | 11        |
| <b>Perth Housing Market Area</b>                      | <b>11</b> |
| <b>Highland Housing Market Area</b>                   | <b>46</b> |
| <b>Kinross-shire Housing Market Area</b>              | <b>65</b> |
| <b>Strathearn Housing Market Area</b>                 | <b>82</b> |
| <b>Strathmore &amp; the Glens Housing Market Area</b> | <b>93</b> |

## Section 6: Cumulative Effects

|   |     |
|---|-----|
| Assessment of Strategic Environmental Assessment for other relevant PPS | 111 |
| Assessment of Cumulative Effects across Perth and Kinross               | 113 |
| Potential Cumulative Impacts of the LDP with the CTRL                   | 113 |

## Section 7: Policy Assessment

115

## Section 8: Mitigation and Enhancement

|                                |     |
|--------------------------------|-----|
| Summary of Mitigation Measures | 120 |
|--------------------------------|-----|

|                                 |     |
|---------------------------------|-----|
| Section 9: Monitoring Proposals | 125 |
|---------------------------------|-----|

|                        |     |
|------------------------|-----|
| Section 10: Next Steps | 128 |
|------------------------|-----|

## Appendices (see separate document)

### Appendix A: Updated Baseline Maps and Data

### Appendix B: Policy Group Assessments Summary Matrices

### Appendix C: Specific Proposals Mitigation and Enhancement Measures

# GLOSSARY

|                                    |  |
|------------------------------------|--|
| <b>Historic Environment</b>        | The historic environment includes ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and designated landscapes and other features – made up of both statutory and non-statutory designations; it also includes the location of historic features in the landscape and the patterns of past use.   |
| <b>Scheduled Ancient Monuments</b> | A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Although the majority are on land, a small number lie under the sea. <i>Note: all references to Scheduled Ancient Monuments in the Environmental Report are now superseded with the term ‘Scheduled Monuments’.</i> |

# ACRONYMS

|            |   |
|------------|---|
| <b>SAM</b> | Scheduled <del>Ancient</del> Monument: Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments from prehistoric standing stones and burial mounds, through the many types of medieval site - castles, monasteries, abandoned farmsteads and villages - to the more recent results of human activity, such as collieries and wartime pillboxes.<br><br>Scheduling is applied only to sites of national importance, and even then only if it is the best means of protection. Only deliberately created structures, features and remains can be scheduled. |
| <b>SM</b>  |   |

# TABLES AND FIGURES

## Tables:

- Updated Table 3.2: Resource and Associated Key Facts
- Updated Table 3.3: SEA topic and associated issue(s), and the strength of the relationship
- Updated Table 3.4: SEA Topic and Associated Problems and Issues
- Updated 4.6: Thresholds of Cumulative Sensitivity
- 5.1: Revised Average Annual Housing Market Area Build Rates
- 5.2: revised TAYplan 7 Year Housing Land Requirement by HMA
- 5.3: Total Land Requirement for the Perth HMA
- 5.4: Total Land Requirement for the Highland HMA
- 5.5: Total Land Requirement for the Kinross-shire HMA

- 5.6: Total Land Requirement for the Strathearn HMA
- 5.7: Total Land Requirement for the Strathmore & the Glens HMA
- 6.1: Assessment of the SEAs for other relevant PPS
- 6.2: Summary of Cumulative Effects for Perth and Kinross
- 8.1: Proposed Mitigation and Enhancement Measures against SEA Objectives
- 9.1: Proposed Monitoring Framework to assess the effectiveness of the mitigation and enhancement proposals for the LDP
- 10.1: Future Key Milestones for the LDP and its SEA

## Figures:

- Figure 2.1: The TAYplan Vision, Principles and Objectives
- Figure 2.2: TAYplan Location Priorities
- Figure 2.3: The LDP – Proposed Plan Vision and Key Objectives
- Figure 2.4: The LDP – Delivering a Sustainable Perth and Kinross
- Figure 5.1: Strategic Sensitivities Map Key - % of site area affected



# 1 INTRODUCTION

## Addendum to the Environmental Report

- 1.1** Following the carrying out of the Strategic Environment Assessment for the Perth & Kinross Local Development Plan – Main Issues Report, an Environmental Report was produced and published for consultation alongside the Main Issues Report (MIR) in October 2010. However, due to the nature of the content of MIRs, as directed by national policy and guidance, it was considered that there was an insufficient level of detail contained within that document to allow for the assessment of the full environmental implications of implementing all aspects of the Local Development Plan; particularly in relation to the Plan's Policy Framework.
- 1.2** Therefore through discussions with the three Consultation Authorities it was agreed that an addendum would be produced to the Environmental Report to provide more detail in terms of the potential environmental impacts of the Plan's policies and also the mitigation and enhancement measures identified for individual site proposals. The opportunity was also taken in some instances to update baseline and other information previously contained in the original October 2010 Environmental Report, <sup>\*</sup> following comments received during the consultation period for that report.
- 1.3** This Addendum is been published alongside the Perth & Kinross Local Development Plan – Proposed Plan with the same period for representations as the Plan. It is entitled Addendum No. 2, as a previous addendum to the Environmental Report was produced at the end of 2010 to update the consultation period dates due to the adverse weather conditions experienced at that time.

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\* **Note:** where amendments have been made the original text has been marked using 'strike through' and new text has been added in *italics*.

## 2 PLAN CONTEXT

### The Updated TAYplan Context

- 2.1** Angus, Dundee, Fife and Perth & Kinross Councils were designated as Strategic Development Planning Authorities and are jointly preparing the Strategic Development Plan for the area. This is known as TAYplan. To deliver on its vision and aims between 2012 and 2032, objectives for the area have been identified.
- 2.2** The first step in delivering the Strategic Development Plan (SDP) for the TAYplan area was the publication of the Main Issues Report (MIR) during April 2010. The MIR was strategic in focus and explored what is required at a high level to provide the context within which Local Development Plans (LDP) in the area will be prepared.
- 2.3** As well as identifying the main cross-boundary land use planning issues, the MIR presented a vision of how the area should develop over the next 20 years. It also indicated generally where development should and should not take place in Angus, Dundee City, Perth and Kinross and North-east Fife.
- 2.4** The TAYplan has moved on further since the publication of the LDP Main Issues Report and its associated SEA Environmental Report. A Proposed Plan was published in June 2011 with an eight week period for representations running until 1<sup>st</sup> August. The Proposed Plan sets the strategic framework for the preparation of the LDPs which sit beneath it, and the LDPs are required to be consistent with that framework. The document confirms the vision and objectives for the TAYplan area up to 2032 as contained in the MIR, it also sets out a proposal for how and where the region will develop over the next 20 years and includes 8 strategic policies:

- ◆ Policy 1: Location Priorities
- ◆ Policy 2: Shaping better quality places
- ◆ Policy 3: Managing TAYplan's Assets
- ◆ Policy 4: Strategic Development Areas
- ◆ Policy 5: Housing
- ◆ Policy 6: Energy and Waste/Resource Management Infrastructure
- ◆ Policy 7: Town Centres
- ◆ Policy 8: Delivering the Strategic Development Plan

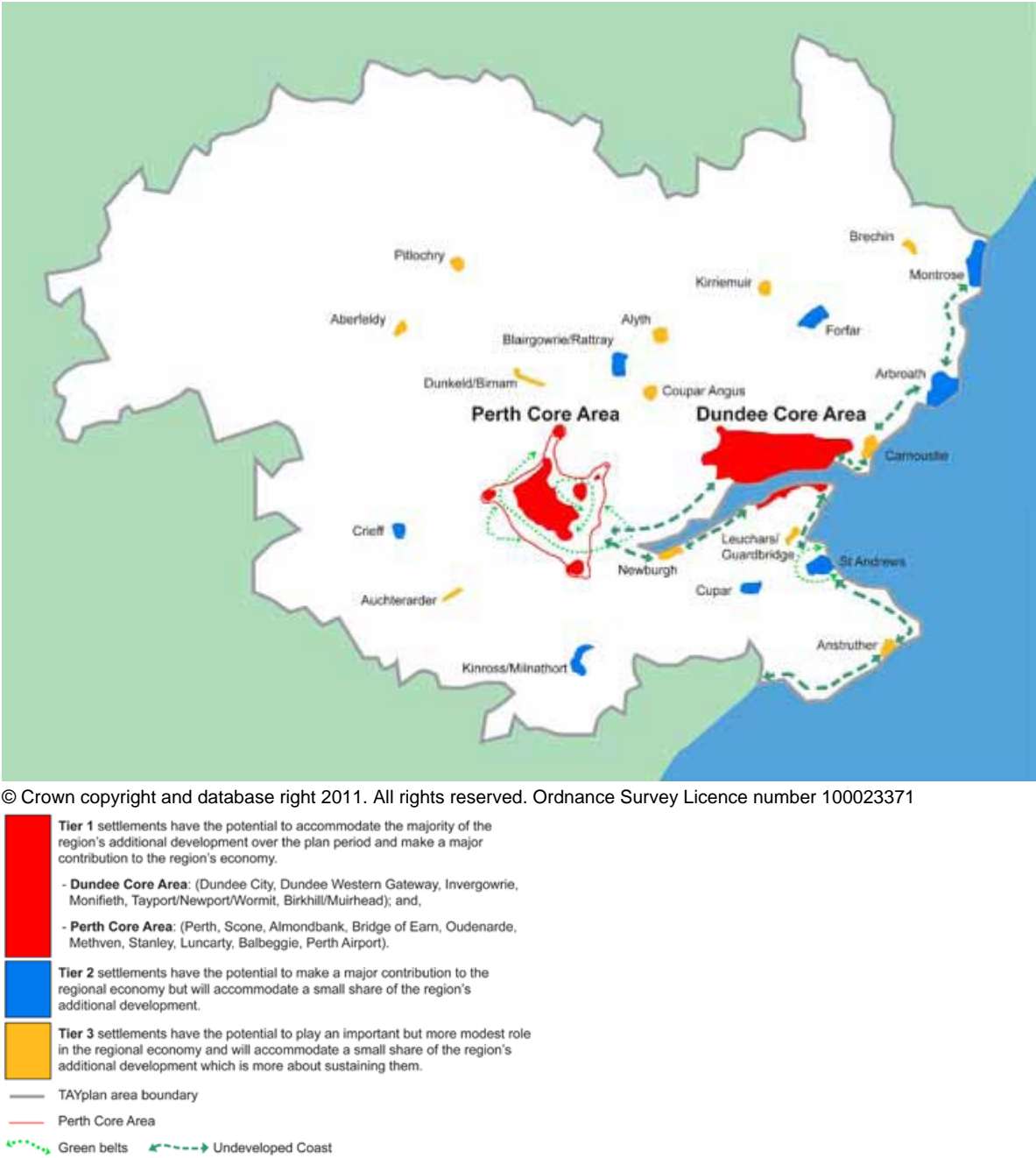
- 2.5** The SDP aims to ensure that the TAYplan area is a sustainable region by enhancing the quality of place through better development outcomes; ensuring effective resource management and promoting an accessible, connected and networked region, and also by supporting sustainable economic development and improving the regional image and distinctiveness. For each of these 3 principles a number of objectives have been identified to help deliver the Plan's Vision (Figure 2.1). The objectives provide a clear strategic direction and will inform the development of the Local Development Plan.

Figure 2.1: The TAYplan Vision, Principles and Objectives



- 2.6** The Plan's Strategy focuses the majority of the region's new development within its principal settlements. These are where most of the region's people, jobs, services and facilities are already located and they offer the best ability to access these by a range of transport modes and to reduce carbon emissions. They also have significant land capacity to accommodate future development. The principal settlements are identified in three tiers reflecting their present and future roles (Figure 2.2).

Figure 2.2: TAYplan Location Priorities



2.7 TAYplan Policy 1: Location Priorities confirms that strategies, plans, programmes and development proposals shall focus the majority of development in these principal settlements, and that land release will be prioritised as follows:

1. Land within principal settlements
2. Land on the edge of principal settlements
3. Where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal

settlements and this offers the genuine opportunity for self-sustaining settlements, the expansion of other settlements should be considered.

- 2.8 The Perth and Kinross Local Development Plan Spatial Strategy builds on the TAYplan hierarchical approach set by the TAYplan Strategy with the highest percentage of development in each area targeted at the highest tier settlements. In addition further settlements outwith those tiers have been identified in the LDP Proposed Plan for future development; this addendum provides the results of the strategic environmental assessment for those locations under Section 5.
- 2.9 A copy of the TAYplan Main Issues Report and Proposed Plan can be found on the TAYplan website <http://www.tayplan-sdpa.gov.uk>.

### The Local Development Plan – Proposed Plan Context

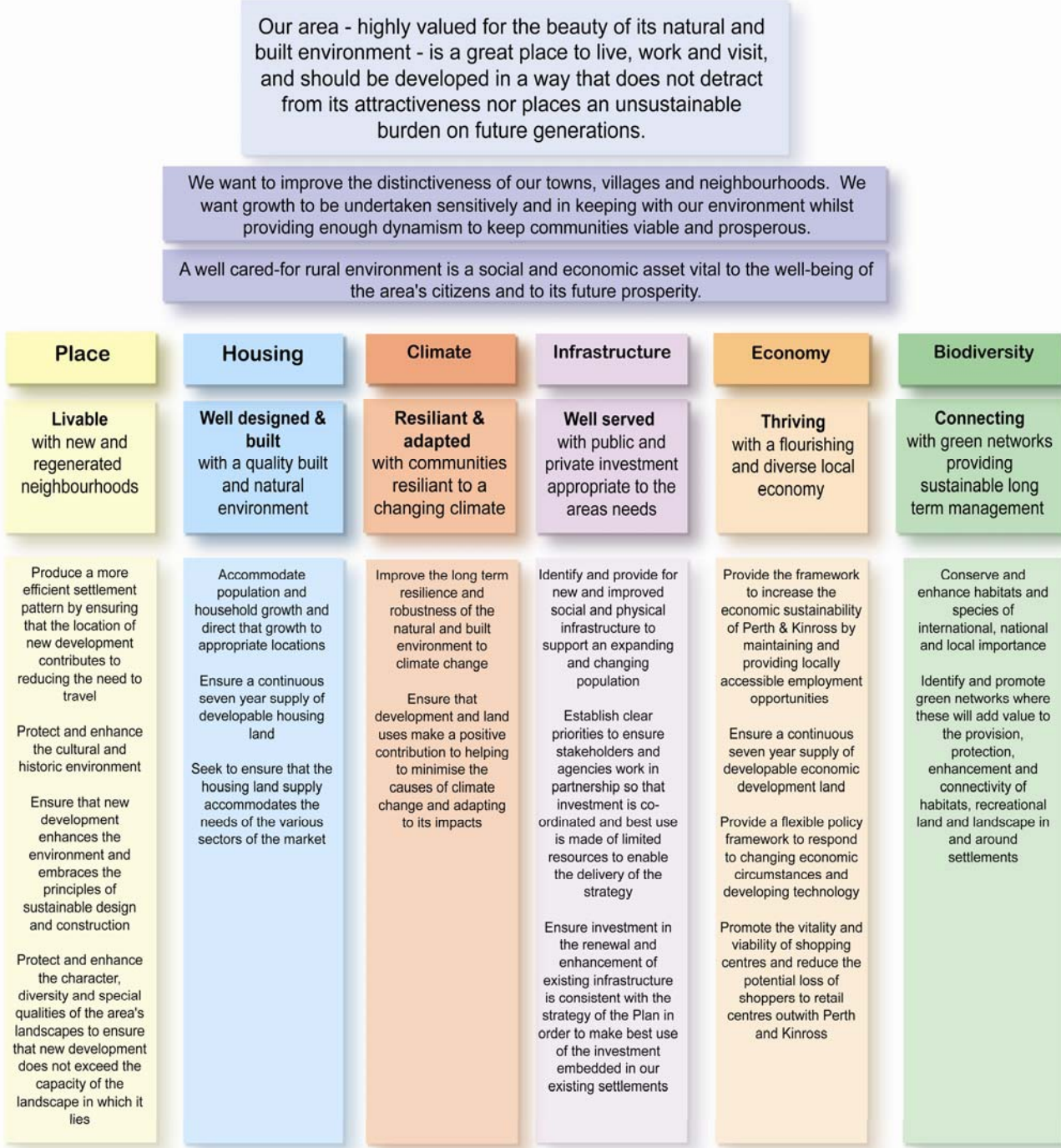
- 2.10 Following consultation on the Main Issues Report and consideration of comments received to that document, the Council has now progressed the Local Development Plan to the next stage in the process which is the production of a Proposed Plan. The Proposed Plan sets out how the Council aim to work towards achieving its vision for Perth and Kinross. It shows which land is being allocated to meet the areas development needs to 2024 and beyond and it sets out the planning policies that will be applied in promoting the sustainable growth of the area over this period.
- 2.11 The Plan contains a spatial strategy which explains the overall view as to where development should go and the principles behind the strategy. Future development sites have been identified along with details of the scale of development expected for each of those sites as well as specific developer requirements. The Plan contains a Policy Framework which explains what uses are acceptable in different areas, provides criteria against which proposals will be assessed through the Development Management process, and sets out the requirements for different types of development. Further detailed information and advice is then provided through Supplementary Guidance, of both a statutory and non statutory nature.
- 2.12 The Plan represents the Council's settled view in respect of the above matters and will be made available for a period of representations prior to being submitted to the Scottish Ministers for Examination purposes.



The Plan’s Vision and Objectives

- 2.13** The Local Development Plan provides a local context to the visions set out in the both the Strategic Development Plan and the Council’s Corporate Plan. The Vision recognises the considerable strengths of the Perth and Kinross area and the many challenges it faces. The significant population growth in the area over recent years and the likelihood of this trend continuing has been recognised, as too is the need to: embrace this opportunity and ensure that the area’s prosperity continues and improves; ensure that the benefits are more widely and equitably shared, and that the environment is protected and improved. The Plan’s vision is of a Perth and Kinross that is dynamic, attractive and effective, and which protects its assets whilst welcoming population and economic growth.
- 2.14** The Plan’s Spatial Strategy focuses the majority of that growth in Perth City and its Core area in order to build upon its key role as the hub of the area. It will seek to ensure that the growth in employment opportunities keeps pace with population growth so as to create the critical mass required to deliver improved retail, leisure and cultural facilities to serve the City and its hinterland. This will be complemented by development focused on the burghs of Kinross, Aberfeldy, Pitlochry, Crieff, Auchterarder and Blairgowrie, with increased prosperity in the smaller towns, villages and rural communities.
- 2.15** Perth and Kinross has a good mix of rural and urban environments and the Plan seeks to protect and enhance this variety, by encouraging improvements to the distinctiveness of the areas towns, villages and neighbourhoods, whilst ensuring that this growth is undertaken sensitively and in keeping with the environment; but at the same time providing enough dynamism to keep communities viable and prosperous.
- 2.16** The area’s rural spaces are recognised as not just the source of food and other raw materials; they also supply and support the local tourism industry, various economic enterprises and a wide range of environmental assets. The Vision highlights that a well cared-for rural environment is a social and economic asset vital to everyone’s wellbeing and future prosperity.
- 2.17** Finally, the importance of producing a Plan that will allow the area to adapt and prepare for future changes to our climate is also identified.

Figure 2.3: The LDP – Proposed Plan Vision and Key Objectives

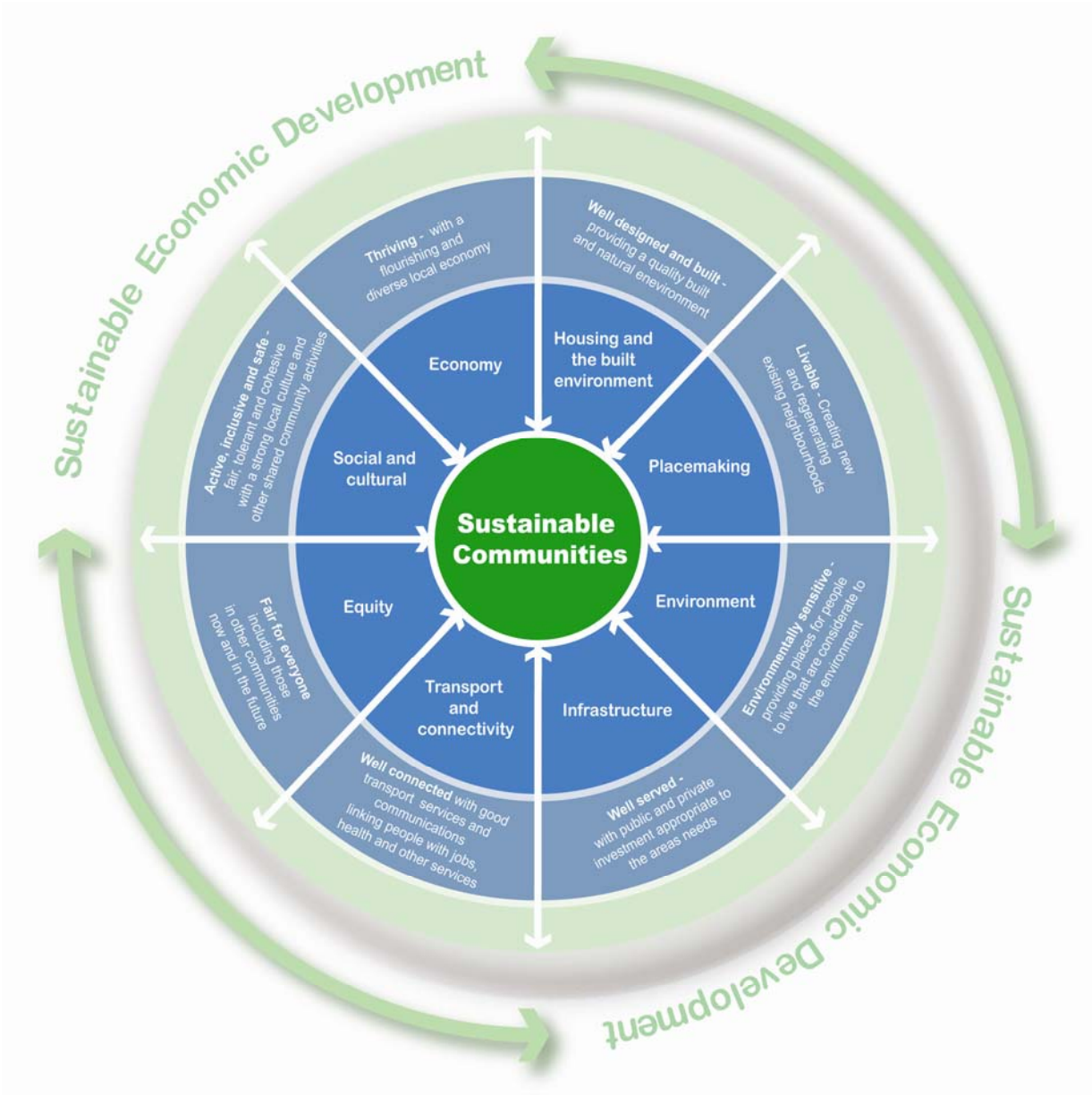


The Strategy

- 2.18 Sustainable Economic Growth** – The Plan recognises that growing the economy requires an integrated approach, and that in addition to identifying the land on which new jobs will be create, the area must also be managed and enhanced to ensure it remains attractive to investors as a place to do business; attractive to residents as a place to live and work and attractive to tourists as a place to visit. In order to achieve

this, the Plan needs to promote the principles of sustainable development as embedded in National Planning Policy. Figure 2.4 below from the Proposed Plan sets out how the key components of sustainable economic growth will help to deliver a sustainable Perth and Kinross.

Figure 2.4: The LDP – Delivering a Sustainable Perth and Kinross



which the Plan must address and try to turn into opportunities. The challenges for the Plan have been identified as:

- ◆ **Demographic Change** – meeting the needs of a growing and changing population; the impacts of the current economic downturn and producing a plan that can respond to any economic upturn without the lack of an effective housing land supply becoming a constraint on general economic recovery
- ◆ **Climate Change** – balancing competing and conflicting demands to ensure that land is used in the best way for the long-term, whilst providing flexibility and scope for adjustments as the impacts of climate change become more certain
- ◆ **Creating Quality Places** – ensuring that the Plan helps to create positive environments that nurture and inspire citizens as individuals and communities, through well designed, energy efficient buildings and settlements which function well and reflect and enhance the local context i.e. Placemaking
- ◆ **Infrastructure Needs and Constraints** – ensuring essential infrastructure is in place or at least capable of being delivered to support the level of development promoted through the Plan, through cooperation between public and private sector partners.

**2.19 The Challenges** - The overall effect of the Plan should be to help increase sustainable economic growth. This means that it should help build a growing economy, but at the same time protect the environment of the area for future generations and make sure that communities can enjoy a better quality of life. Consequently, delivering the Plan’s Vision for the area has a range of challenges



### 3 ENVIRONMENTAL BASELINE

#### Key Baseline Facts for Perth and Kinross

- 3.1 The following table provides an update for some of the key baseline facts for the Perth and Kinross LDP area as a result of comments received on the Environmental Report.

Updated Table 3.2: Resource and Associated Key Facts

| Resource                             | Key Facts (ER)   | Updated Key Facts & Reason  |
|--------------------------------------|--|---|
| <b>Biodiversity</b>                  |  |   |
| <b>Biodiversity, Flora and Fauna</b> | <ul style="list-style-type: none"> <li>Approximately 49% of P&amp;K is designated under national or international legislation to protect the landscape, habitats and species (2010)</li> <li>113 SSSIs, covering 12.8% of P&amp;K (approx. 69,000 ha)</li> <li>In 2010 72.4% of the Biological or Mixed SSSIs are in favourable, recovering or unfavourable condition with management measures in place to bring it into favourable condition</li> </ul> | Typing error in Environmental Report, there are actually <b>115</b> SSSIs, covering 12.8% of P&K (approx. 69,000ha). The associated text for Environmental Baseline map <i>Biodiversity – Important Bird Areas and Mixed SSSIs in 2009</i> has also been updated to correct this error. |
| <b>Cultural Heritage</b>             |  |   |
| <b>Historic Environment</b>          | <ul style="list-style-type: none"> <li>168 applications involving listed building or conservation area consent. The number of approved applications with the potential to impact the historic environment has decreased substantially since a marked peak of 384 in 2006 to 103 in 2009. <i>Note: this does not necessarily reflect the general fall in applications in recent years.</i></li> </ul>   | Note added to clarify that the identified decrease in applications with potential to impact the historic environment does not necessarily reflect the general fall in planning applications overall in recent years.  |

- 3.2 Table 3.3 of the Environmental Report showed the strength of the relationship between the SEA topics and their associated issues covered in Table 3.2 of that document, with an indication of the strength of their relationship with economic, social and environmental issues.

Updated Table 3.3: SEA topic and associated issue(s), and the strength of the relationship

| Topic                           | Environmental | Social | Economic |
|---------------------------------|---------------|--------|----------|
| <b>Cultural Heritage</b>        |               |        |          |
| Historic & Cultural Environment | ○○○           | ○○     | ○○○*     |

**Key:** ○○○ Major      ○○ Moderate      ○ Minor

\*This table has been updated to better reflect the strength of the link between the historic environment and tourism in Perth and Kinross, with subsequent economic benefits for the area.

#### Summary of Environmental Issues in the Perth and Kinross Area

- 3.3 Table 3.4 of the Environmental Report, which set out the environmental problems and issues, has been updated to reflect comments received on that document.

Updated Table 3.4: SEA Topic and Associated Problems and Issues

| SEA Topic                            | Associated Problems and Issues  | Details of Update   |
|--------------------------------------|---|---|
| <b>Biodiversity, Flora and Fauna</b> | <ul style="list-style-type: none"> <li>Impact of increased pressure for inappropriate development <del>on</del> <b>affecting</b> designated sites and buildings including ancient and semi natural woodlands. Environmentally sensitive areas with biodiversity interests should be protected.</li> </ul>   | Minor wording change to bullet point 2 to reflect SNH's comments  |
| <b>Water</b>                         | <ul style="list-style-type: none"> <li>Impact of development on the ecological status of watercourses and waterbodies</li> <li>The vulnerability of parts of the area to increased risk of flooding as a result of development</li> <li>The spread of non-native invasive species in/along watercourses</li> <li>Constraints surrounding the River Tay SAC</li> </ul> | <ul style="list-style-type: none"> <li>Minor wording change from 'quality' to 'ecological status' to reflect correct terminology:</li> <li>Additional issue added to reflect SEPA's comments that whilst increased flood risk is expected as a result of climatic factors, there are also areas within the Plan which are likely to be subject to flooding even without the predicted increases due to climate change. Therefore existing flooding problems as well as future problems associated with climate change should be taken into</li> </ul> |



| SEA Topic                | Associated Problems and Issues  | Details of Update  |
|--------------------------|---|--|
|                          |   | account.<br><ul style="list-style-type: none"> <li>◆ Additional issues added to reflect SNH's comments on non-native invasive species and the constraints associated with the River Tay SAC</li> </ul> |
| <b>Cultural Heritage</b> | <ul style="list-style-type: none"> <li>◆ Impact of increased pressure for inappropriate development on sites of historical importance, such as battlefields and historic landscapes, and also on listed buildings, conservation areas and scheduled <del>ancient</del> monuments</li> </ul> | Delete reference to 'ancient' in respect of scheduled monuments to reflect current terminology.  |

## Data Gaps and Problems

- 3.4** It is a requirement of both the Act and the Directive to record any difficulties encountered in compiling the required information for the assessment. This is particularly important as it is necessary to describe those measures envisaged for monitoring the implementation of the plan.
- 3.5** In addition to the list of problems and data gaps provided at paragraph 3.45 of the Environmental Report, a data gap in terms of development with the potential to impact upon non-designated archaeology has also been identified.

## 4 SEA METHODOLOGY

### Identifying Cumulative Environmental Effects

- 4.1** A key part of the assessment was to determine the cumulative effects of the LDP. The cumulative assessment organises and analyses data to examine, characterise, and quantify the combined effects of potential development on multiple environmental assets and services. Assessment of constraints was undertaken by overlaying strategic sensitivities in a GIS to produce a cumulative sensitivities map. Strategic sensitivities were combined using an equal weight additive model. The results of the spatial analysis using GIS are displayed at a resolution of 50m by 50m parcels for each of the expansion areas and at a Perth and Kinross wide scale.
- 4.3** The mapping used a classification scheme based on the following four thresholds of sensitivities present (Table 4.6) ranging from absolute environmental sensitivity (red) where the site effects multiple, overlapping sensitive aspects of the environment, through to effects that could be mitigated (yellow- green) where minimum sensitivities are present, to sites that have few if any cumulative sensitivities (light grey).
- 4.4** The terminology used in Table 4.6 of the Environmental Report and the associated Cumulative Strategic Sensitivities and Development Pressures maps have now been superseded with the following terminology (Updated Table 4.6) to reflect that the cumulative assessment maps in the Environmental Report and this Addendum show the number of sensitivities present in a 50m<sup>2</sup> grid square rather than provide a definitive indication of significance of impact.

**Updated Table 4.6: Thresholds of Cumulative Sensitivity**

| No sensitivities Present | 1 Sensitivity Present | 2-3 Sensitivities Present | 4+ Sensitivities Present |
|--------------------------|-----------------------|---------------------------|--------------------------|
|                          |                       |                           |                          |

- 4.5** From the spatial analysis of the data sets a **Cumulative Sensitivities and Development Pressures** map was produced which delineates the *joint* pressure of landscape *scale* sensitivities and is used to:

- ◆ Identify the combined impact and extent of cumulative landscape *scale* sensitivities
- ◆ Identify areas that can accommodate new development
- ◆ Identify areas that limit or restrict development
- ◆ Identify environmental impacts of growth policies

## 5 EFFECTS OF THE SPATIAL STRATEGY

- 5.1** Please note that all reference to Appendix D and its associated tables made under Section 6: Effects of the Spatial Strategy of the Environmental Report was incorrect; the correct and relevant appendix reference is 'Appendix C' in that document.

### Updated Housing Land Requirement Figures

- 5.2** The TAYplan MIR proposed projected housing requirements for housing market areas based on an average annual build rate. Those figures have now been revised in the TAYplan Proposed Plan (Table 5.1) which will also alter the housing land requirement for the different housing market areas as set out in the LDP Main Issues Report. These new figures are set out in Table 5.2 to follow; it should be noted that the revised figures have resulted in a reduction in the housing land requirement across Perth and Kinross in all of the housing market areas and as a consequence less land will be required to deliver the strategy than was initially anticipated. In terms of impacts on the environment it is expected that this should cumulatively result in fewer impacts and in addition better use of a scarce resource i.e. Greenfield land.

**Table 5.1: Revised Average Annual Housing Market Area Build Rates**

| Housing Market Area (HMA) | TAYplan MIR Proposed Range for Average Yearly Build | TAYplan Proposed Plan Average Annual HMA Build Rates |
|---------------------------|---|--|
| Highland Perthshire       | 75 – 85 units                                       | 80 units   |
| Kinross                   | About 70 units                                      | 70 units   |
| Perth                     | 510 – 560 units                                     | 510 units  |
| Strathearn                | 130 – 140 units                                     | 130 units  |
| Strathmore & the Glens    | 120 – 130 units                                     | 120 units  |

**Table 5.2: Revised 7 Year Housing Land Requirement by Housing Market Area**

| Housing Market Area (HMA) | LDP MIR Additional Housing Land Rq'ment | LDP Proposed Plan Additional Housing Land Rq'ment | +/- units     | Previous Land Rq'ment (ha) | New Land Rq'ment (ha) | +/- ha      |
|---------------------------|---|---|---------------|----------------------------|-----------------------|-------------|
| Highland Perthshire       | 620                                     | 550   | -70           | 31                         | 28                    | -3          |
| Kinross                   | 370                                     | 360   | - 10          | 19                         | 18                    | - 1         |
| Perth                     | 4120                                    | 3340  | - 780         | 206                        | 167                   | - 39        |
| Strathearn                | 450                                     | 265   | - 185         | 23                         | 13                    | - 10        |
| Strathmore & the Glens    | 1120                                    | 865   | - 255         | 56                         | 43                    | - 13        |
| <b>PKC Total</b>          | <b>6680</b>                             | <b>5380</b>                                       | <b>- 1300</b> | <b>335</b>                 | <b>269</b>            | <b>- 66</b> |

### Assessment of the Spatial Strategy

- 5.3** The assessment of the Plan's Spatial Strategy is provided below. A strategic and cumulative assessment has been carried out at a settlement level for each of the settlements where future development has been promoted through the Proposed Plan and those assessments have been grouped within the relevant housing market area as per the breakdown in the Plan.

## PERTH HOUSING MARKET AREA

### Housing and Employment Land Requirement

- 5.4** The Perth Area includes the City and surrounding villages. The TAYplan identifies the Perth Core Area as being the location for the majority of development in Perth and Kinross, and identifies three strategic development sites at West and North West Perth, Oudenarde and Invergowrie. However it is considered that these sites alone will not meet the full development requirements for the Perth Area and the Proposed Plan adopts the TAYplan hierarchical approach of targeting the larger land releases to the largest settlements. In addition the strategy firstly seeks to utilise brownfield land within the settlements and secondly land adjacent to existing settlements.



- 5.5** Table 5.3 below sets out the housing and employment land requirements for the Perth Housing Market Area up to 2024 based on the new Proposed TAYplan annual HMA build rates.

**Table 5.3: Total Land Requirement for the Perth HMA**

| Settlement Name    | Housing Land Requirement (Units) | Housing Land Requirement (ha) | Employment Land Requirement (ha) | Total Land Requirement (ha) |
|--------------------|----------------------------------|-------------------------------|----------------------------------|-----------------------------|
| <b>Perth Core</b>  | 2800                             | 140                           | 70                               | <b>210</b>                  |
| <b>Abernethy</b>   | 135                              | 7                             | 0.5                              | <b>7.5</b>                  |
| <b>Burrelton</b>   | 120                              | 6                             | 0.5                              | <b>6.5</b>                  |
| <b>Clathymore</b>  | 16                               | 1                             | 0                                | <b>1</b>                    |
| <b>Dunning</b>     | 50                               | 3                             | 0                                | <b>3</b>                    |
| <b>Forgandenny</b> | 50                               | 3                             | 0                                | <b>3</b>                    |
| <b>Glenfarg</b>    | 33                               | 2                             | 0                                | <b>2</b>                    |
| <b>Inchture</b>    | 16                               | 1                             | 0                                | <b>1</b>                    |
| <b>Wolfhill</b>    | 12                               | 1                             | 0                                | <b>1</b>                    |

### Cumulative Strategic Sensitivities

- 5.6** The assessment of the cumulative strategic sensitivities for the Perth Core Area identified that within the 8 km expansion area buffer (which also took in the non-Core settlements of Abernethy and Clathymore) the majority of the land (87%) is either free of or has 1 sensitivity present. The remaining 13% represents areas where 2-3 sensitivities (10%) or 4+ sensitivities (3%) are present.
- 5.7** The assessment for the further settlements within the Perth Housing Market Area which were not covered by the original 8km assessment buffer showed that at:
- ♦ **Burrelton** – 87% of the land is either free of or has 1-2 sensitivities present and the remaining 13% represents areas where there are 3-4 sensitivities (6%) or 4+ sensitivities (7%)
  - ♦ **Dunning** – 88% of the land is either free of or has 1-2 sensitivities present and the remaining 12% represents areas where there are 3-4 sensitivities (8%) or 4+ sensitivities (4%)
  - ♦ **Errol/Grange** – the majority of the land (87%) has 1-2 sensitivities present, and the remaining 13% represents areas where there are 3-4 sensitivities (5%) or 4+ sensitivities (8%)

- ♦ **Glenfarg** - 94% of the land is either free of or has 1-2 sensitivities present and the remaining 6% represents areas where there are 3-4 sensitivities
- ♦ **Inchture** - 84% of the land is either free of or has 1-2 sensitivities present and the remaining 15% represents areas where there are 3-4 sensitivities (7%) or 4+ sensitivities (9%)
- ♦ **Longforgan** - 99% of the land is either free of or has 1-2 sensitivities present and the remaining 1% represents areas where there are 3-4 sensitivities
- ♦ **Wolfhill** – 96% of the land is either free of or has 1-2 sensitivities present and the remaining 4% represents areas where there are 3-4 sensitivities

- 5.8** The *Cumulative Strategic Sensitivities and Development Pressures* maps on the following pages lend a spatial element to the above information. The maps overlay both the MIR site options and the Proposed Plan sites to help identify where development could impact on a number of overlapping sensitivities. This allows the plan-makers to focus in on those locations where there are no or limited sensitivities present as possible future development sites. Where there are sensitivities present on proposed sites, further interrogation work can then be undertaken to ascertain the type and extent of those sensitivities and whether or not it is possible to mitigate for and/or enhance the potential impacts of development.

### Significant Strategic Sensitivities

- 5.9** A further study of the type and extent of those sensitivities highlights that the key issues arising within the buffer for the Perth Core Area include prime quality agricultural land, surface water environments, the River Tay SAC and flooding. In terms of the additional settlements within the Perth HMA, the assessment identified that combined key issues arising within those areas as a result of development proposals are prime agricultural land and water quality, and to a lesser extent non-designated archaeology, flooding and protected species. The maps to follow lend a spatial element to the above information and provide a picture of the nature and extent of sensitive areas in the environment within and surrounding the expansion areas. The *Strategic Sensitivities 2011 - % landcover of settlement area* map at the end of Section 5 also provides a diagrammatic representation of the above information.

## Summary of Potential Significant Impacts for the HMA

- 5.10** The *Strategic Sensitivities 2011 - % landcover of plan area* map at the end of this section highlights that overall within the Perth HMA the key environmental sensitivities present are prime quality agricultural land (approx. 40%), the historic environment (approx. 15%), water and flooding (approx. 15%), biodiversity (approx. 10%) and landscape (approx. 5%).

### Map Key

- 5.11** Figure 5.1 below provides the key for the diagrams on the right hand panel of the *Strategic Sensitivities* maps which show the percentage of the area of the proposal sites affected by strategic constraints.
- 5.12** Please note that the Perth Greenbelt shown on the maps to follow is the 2004 draft greenbelt boundary as contained in the draft Perth Area/Central Area Local Plan, December 2004 rather than the December 2011 Proposed Plan boundary. It should also be noted that the greenbelt is not one of the strategic constraints and does not form any part of the overall assessment.

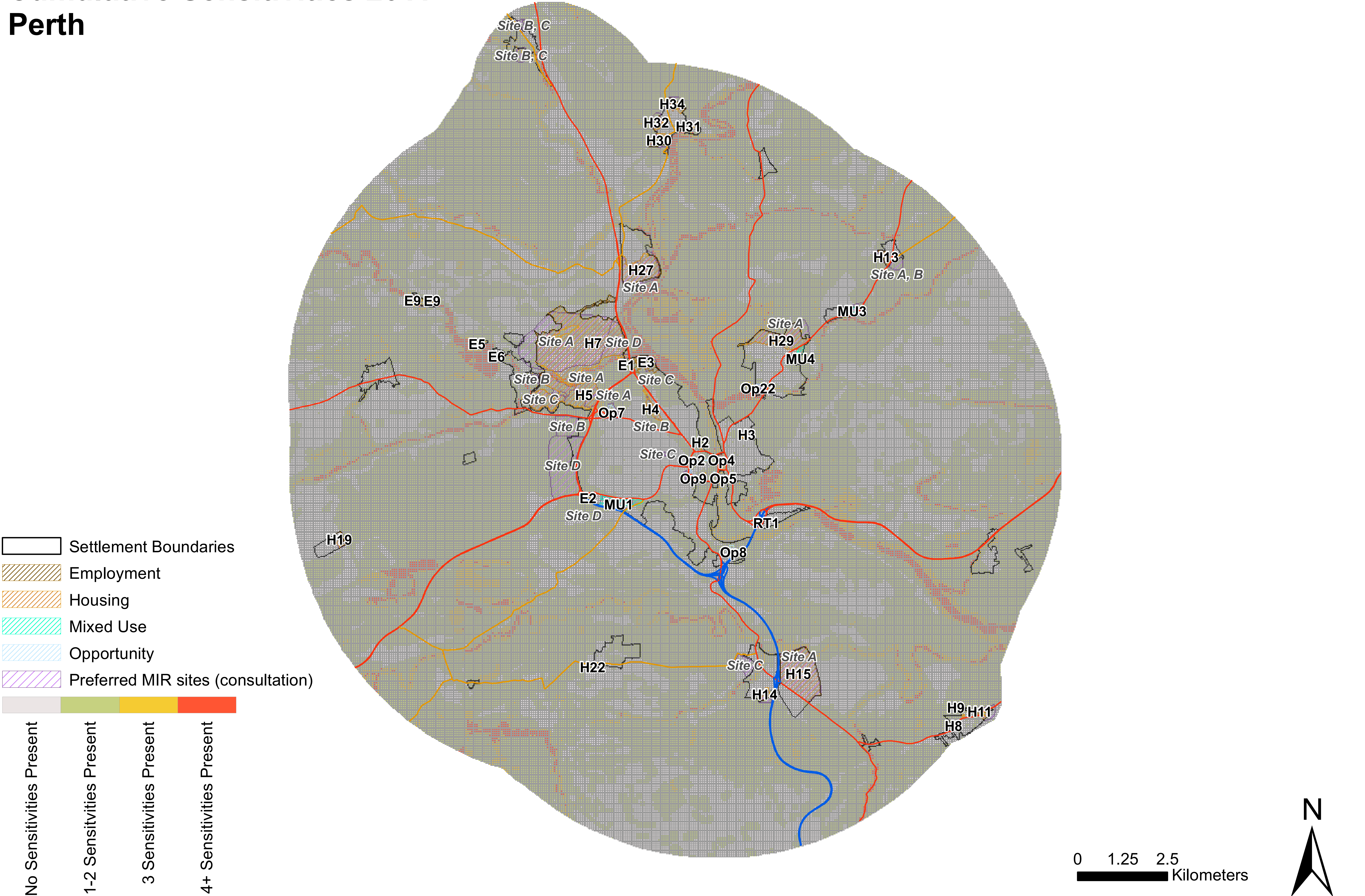
Figure 5.1: Strategic Sensitivities Map Key - % of site area affected





# Cumulative Sensitivities 2011

## Perth

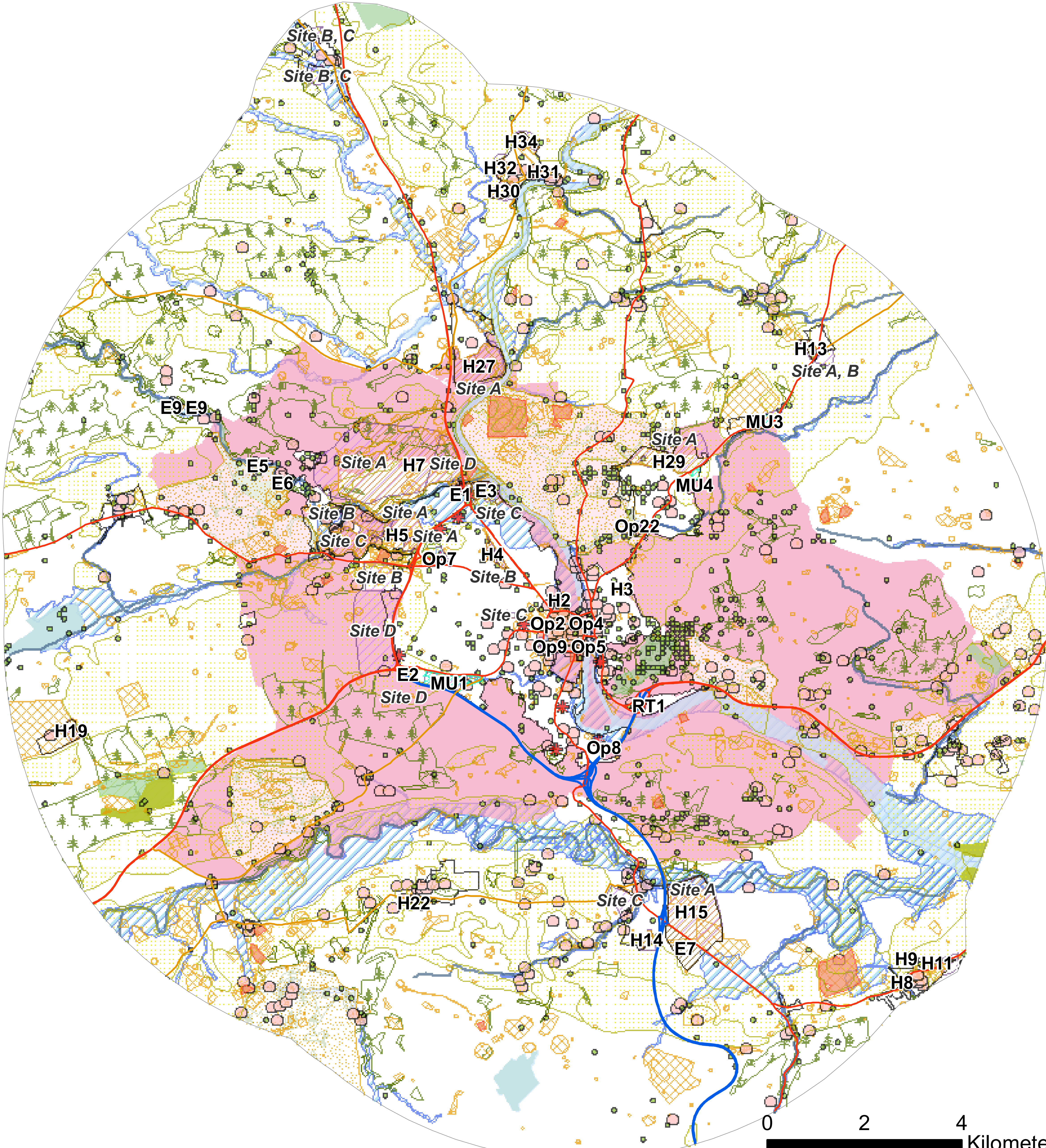




# Strategic Sensitivities 2011

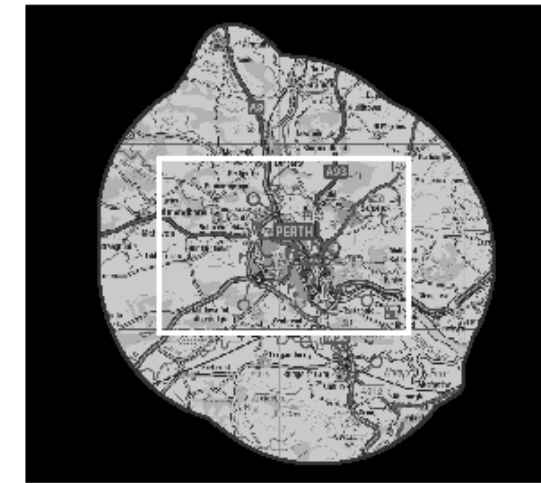
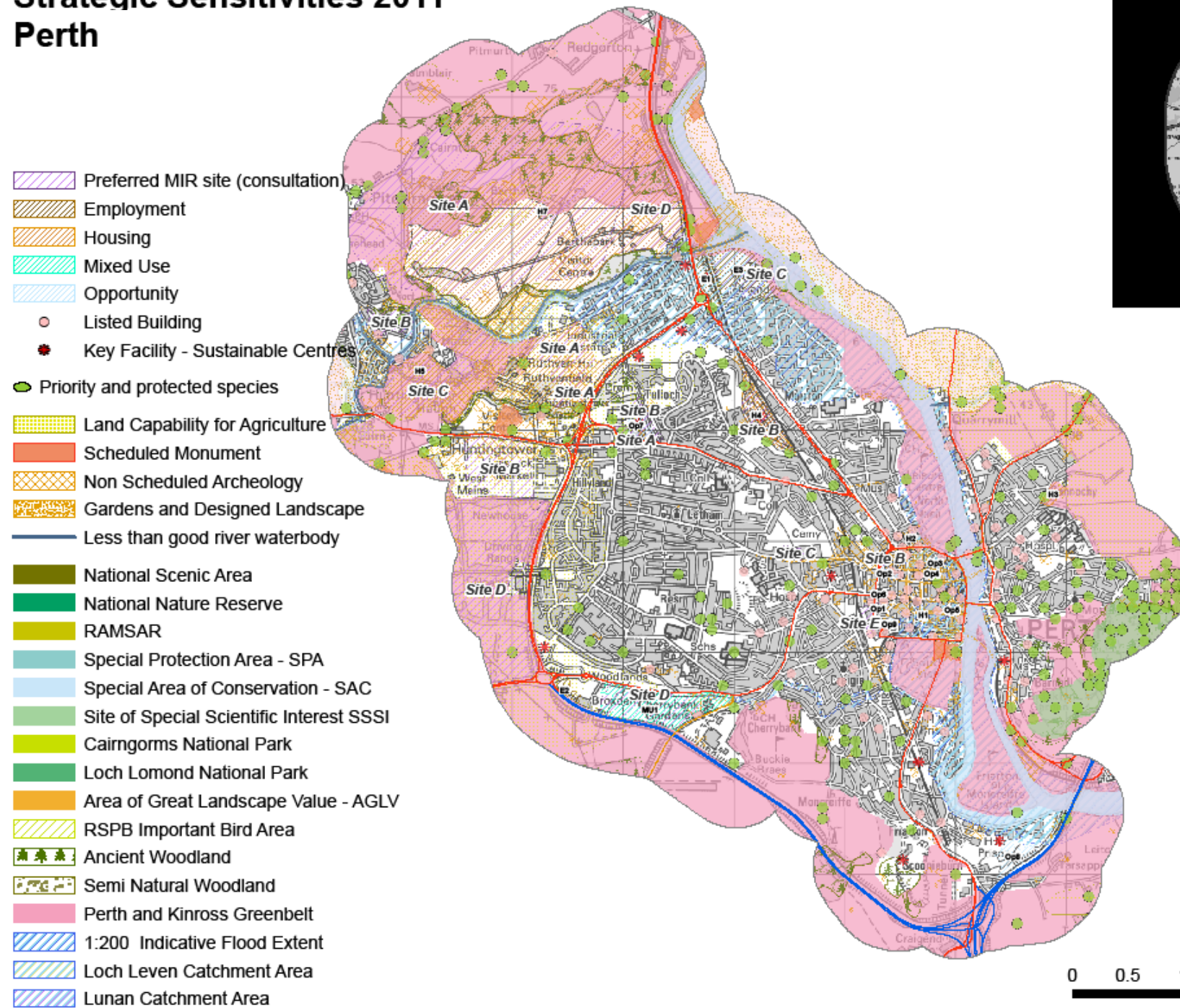
## Perth

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area






































## Strategic Sensitivities 2011 Perth









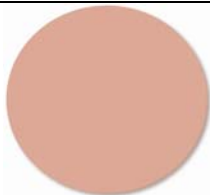

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| % of site area affected   | Site Reference & Strategic Constraints |
|---|--|
|    | Housing (H5)<br>Protected species      |
|    | Listed building                        |
|    | Flooding                               |
|    | SSSI                                   |
|    | Ancient and semi natural woodland      |
|    | Water quality –intercatchment at risk  |
|   | Prime agricultural land                |
|  | Special Area of Conservation           |
|  | Housing (H7)<br>Protected Species      |
|  | Flooding                               |
|  | Ancient and semi natural woodland      |
|  | Prime agricultural land                |
|  | SSSI                                   |

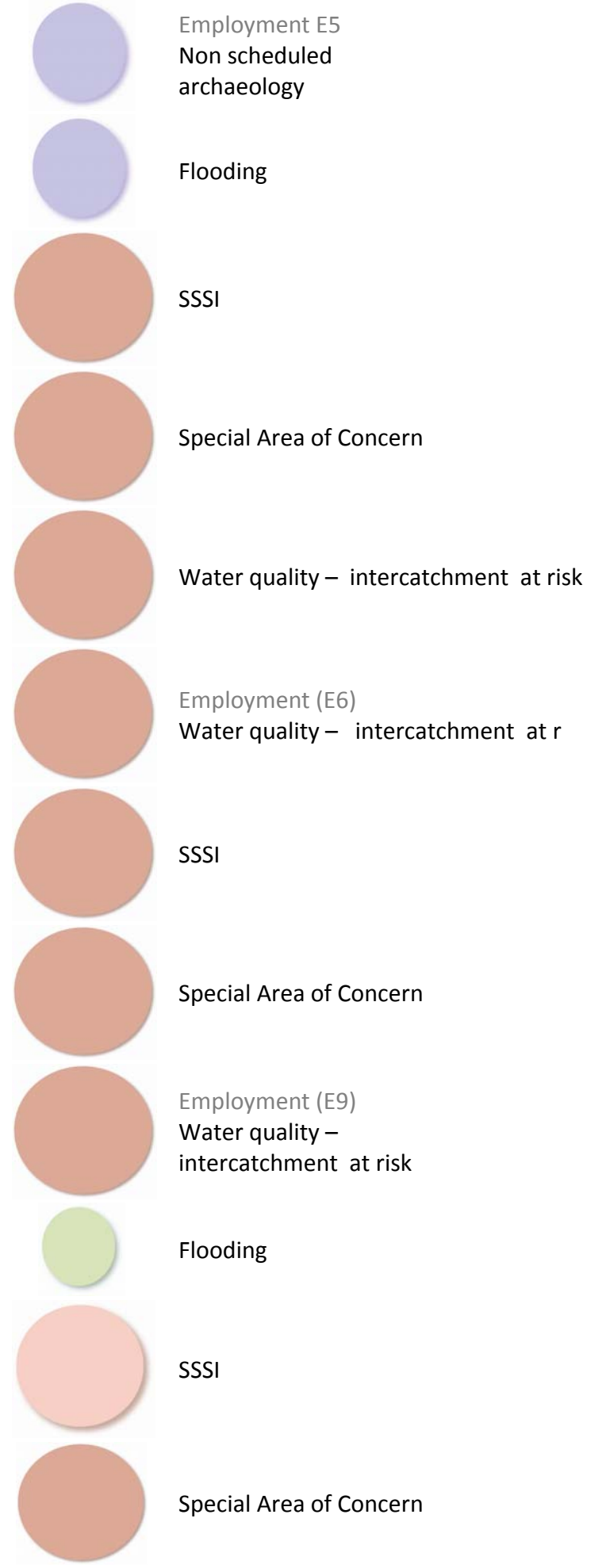
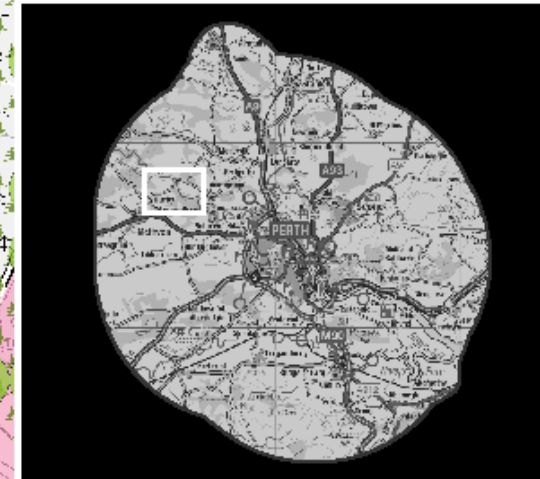
| % of site area affected   | Site Reference & Strategic Constraints         |
|---|--|
|    | Water quality – intercatchment at risk         |
|    | Special Area of Conservation                   |
|    | Mixed Use (MU1)<br>Protected Species           |
|    | Prime agricultural land                        |
|    | Non scheduled archaeology                      |
|   | Flooding                                       |
|  | Opportunity (Op1)<br>Listed building           |
|  | Opportunity (Op2)<br>Non scheduled archaeology |
|  | Opportunity (Op3)<br>Flooding                  |
|  | Special Area of Conservation                   |
|  | Opportunity (Op4)<br>Non scheduled archaeology |
|  | Special Area of Conservation                   |

| % of site area affected   | Site Reference & Strategic Constraints              |
|---|---|
|    | Opportunity (Op5)<br>Flooding                       |
|    | Special Area of Conservation                        |
|    | Opportunity (Op6)<br>Listed building                |
|    | Opportunity (Op7)<br>Protected species              |
|   | Non scheduled archaeology                           |
|  | Prime agricultural land                             |
|  | Opportunity (Op8)<br>Flooding (fluvial and coastal) |
|  | Special Area of Conservation                        |
|   | Opportunity (Op9)<br>No sensitivities               |



| % of site area affected   | Site Reference & Strategic Constraints                    |
|---|---|
|    | Employment (E1)<br>Water quality – intercatchment at risk |
|    | Special Area of Conservation                              |
|    | Flooding  |
|   | Employment (E2)<br>Prime agricultural land                |
|  | Employment (E3)<br>Protected species                      |
|  | Water quality – intercatchment at risk                    |
|  | Special Area of Conservation                              |
|  | Flooding  |






























# Strategic Sensitivities 2011 Cromwell Park/Dalcruie (Perth)

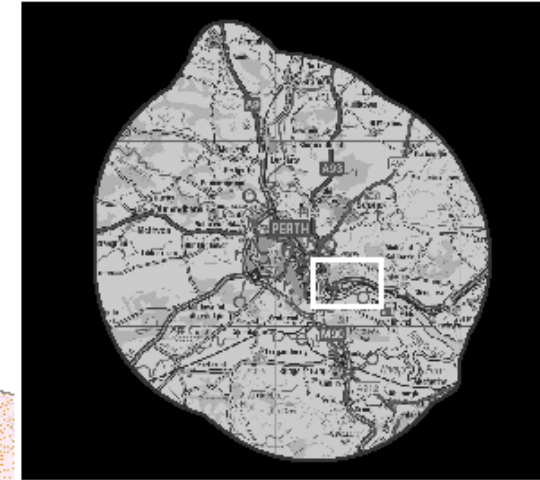
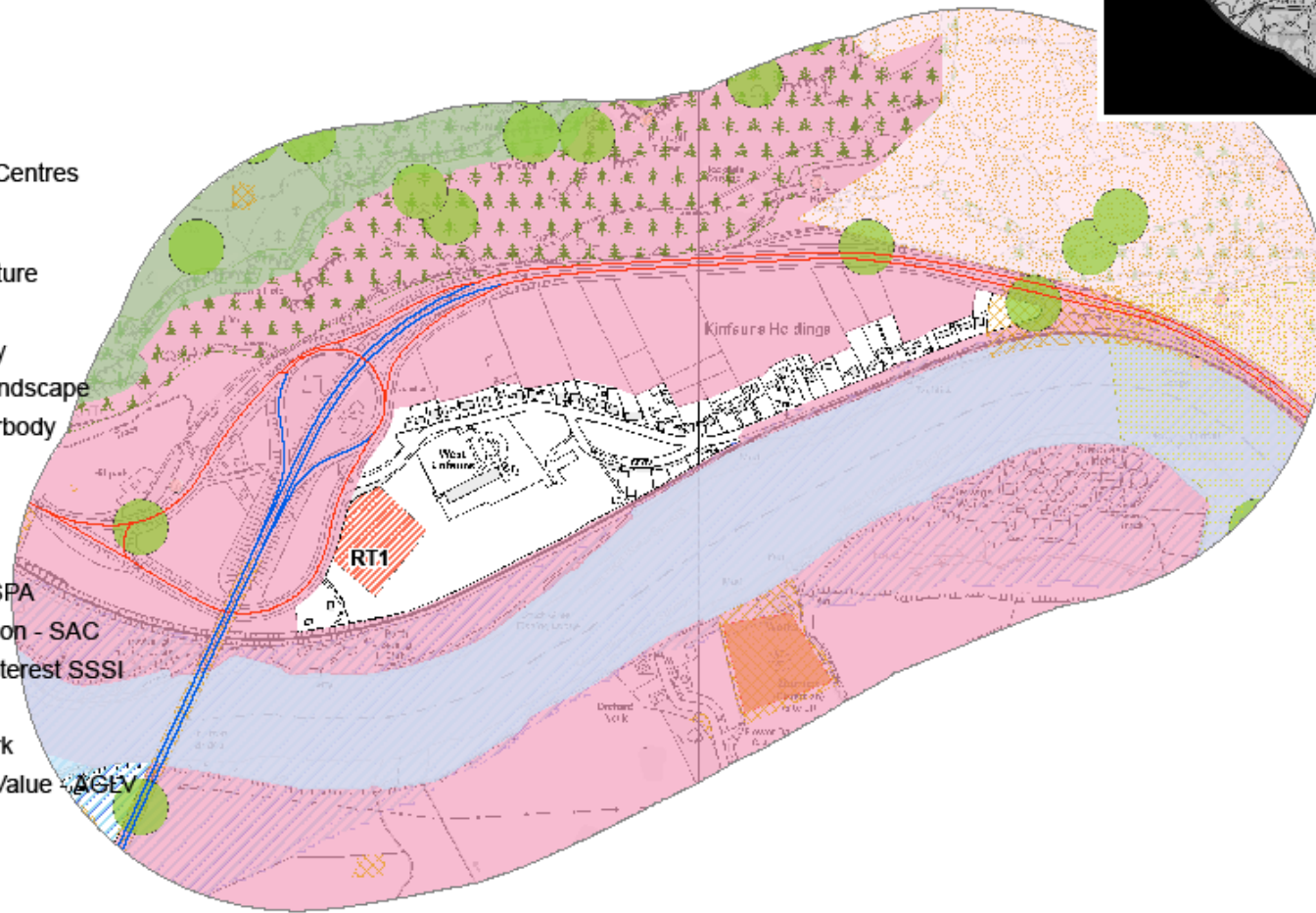




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## Strategic Sensitivities 2011 Kinfauns (Perth)

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



-  Car Park and Ride (RT1)  
SSSI
-  Special Area of Conservation

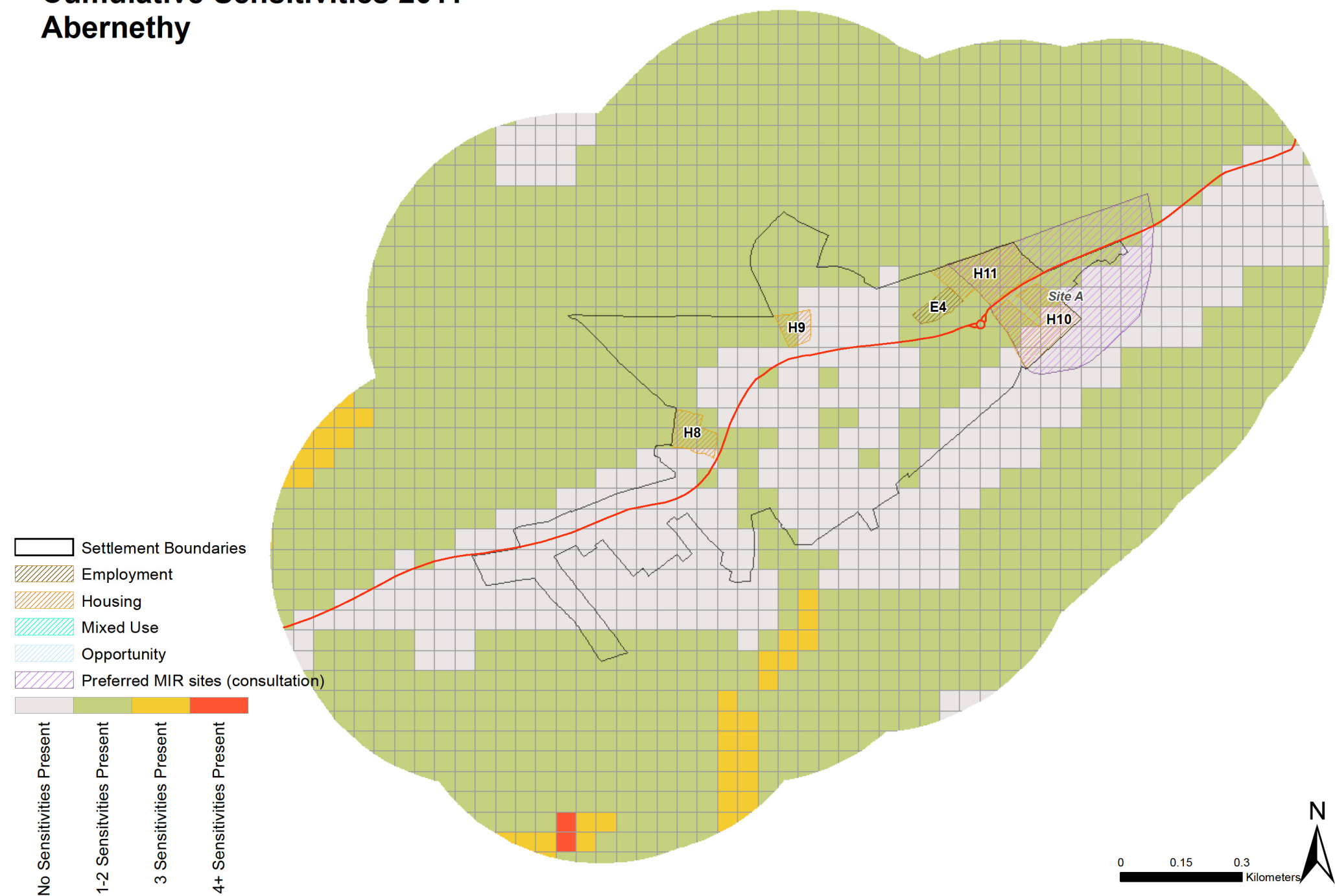
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Kilometers



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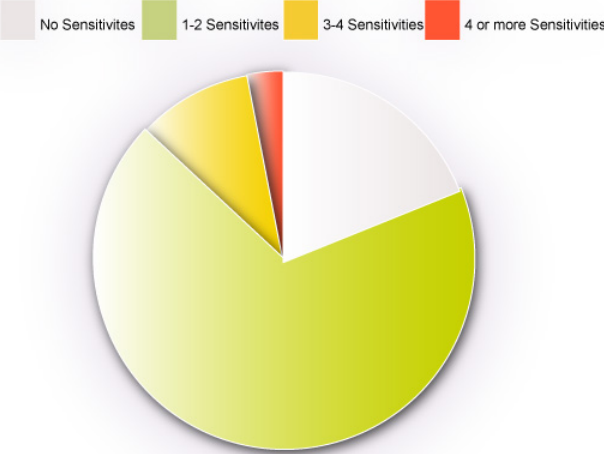
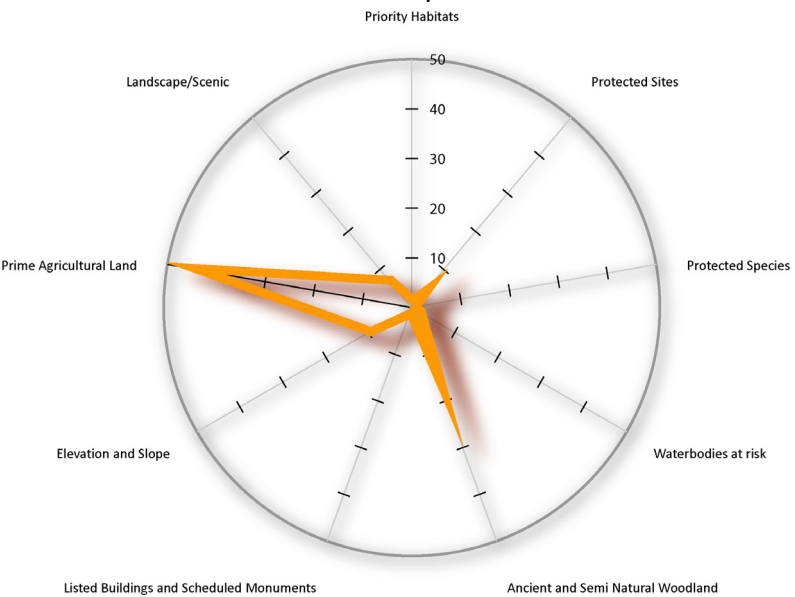
# Cumulative Sensitivities 2011 Abernethy



## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.






























The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.

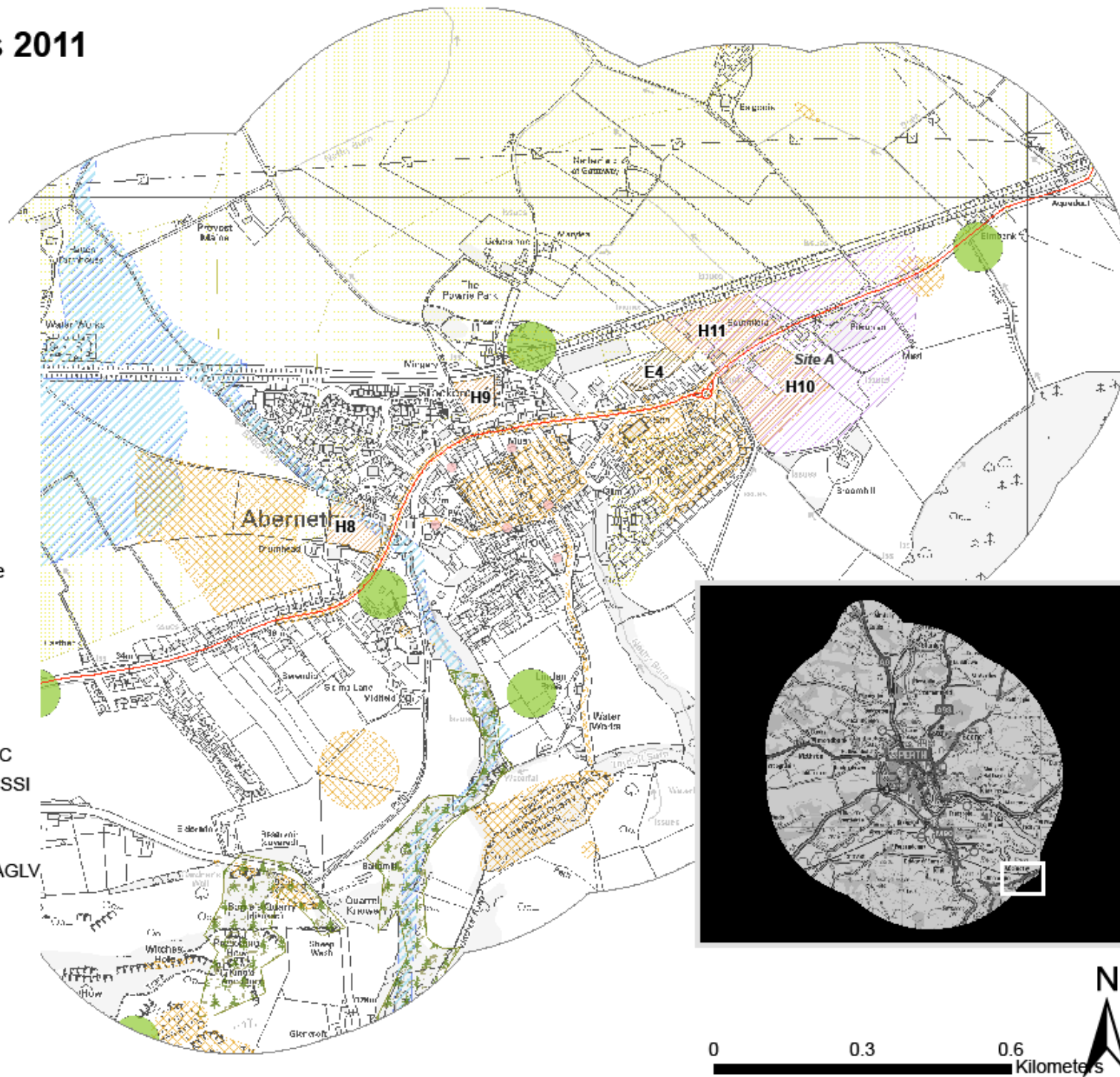


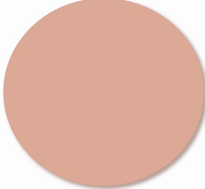

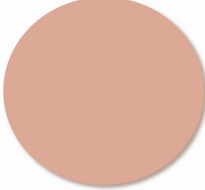



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<sup>1</sup> Diagrams illustrate cumulative component strategic sensitivities and overall cumulative sensitivities for the settlement expansion area of Perth

## Strategic Sensitivities 2011 Abernethy (Perth)

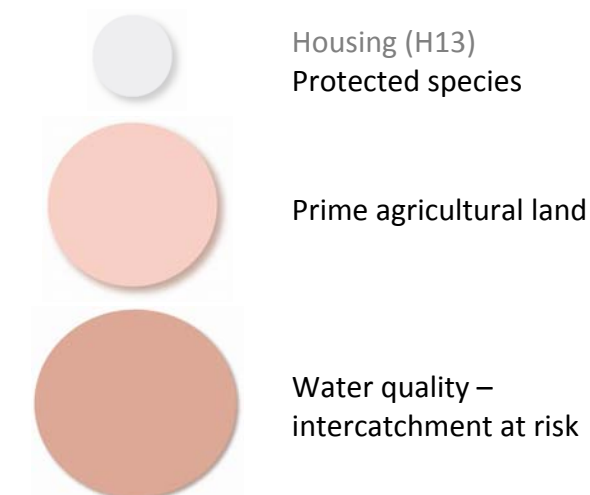
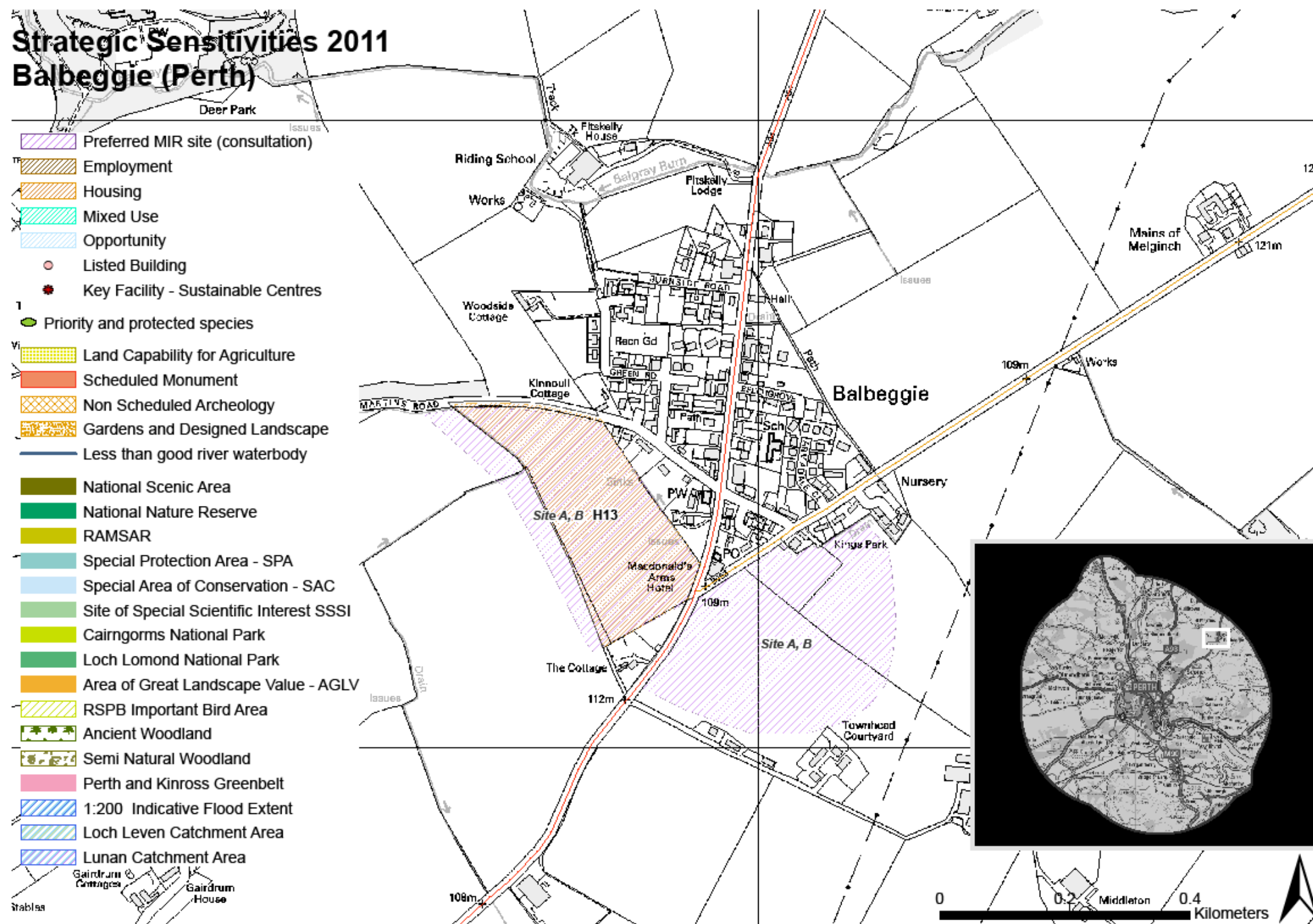
-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



-  Employment (E4)  
Prime agricultural land
-  Housing (H10)  
Prime agricultural land
-  Housing (H11)  
Prime agricultural land
-  Housing (H8)  
Prime agricultural land
-  Flooding
-  Housing (H9)  
Prime agricultural land

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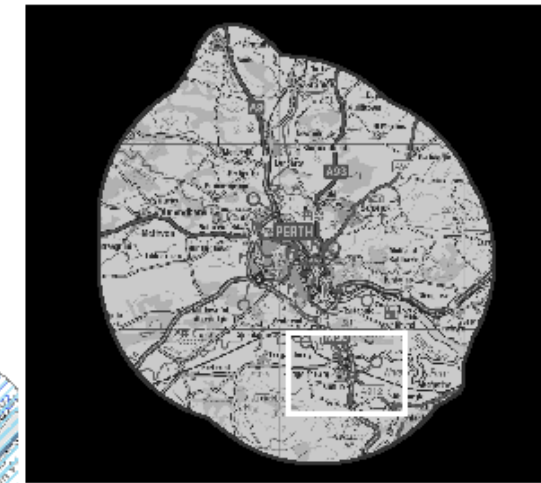
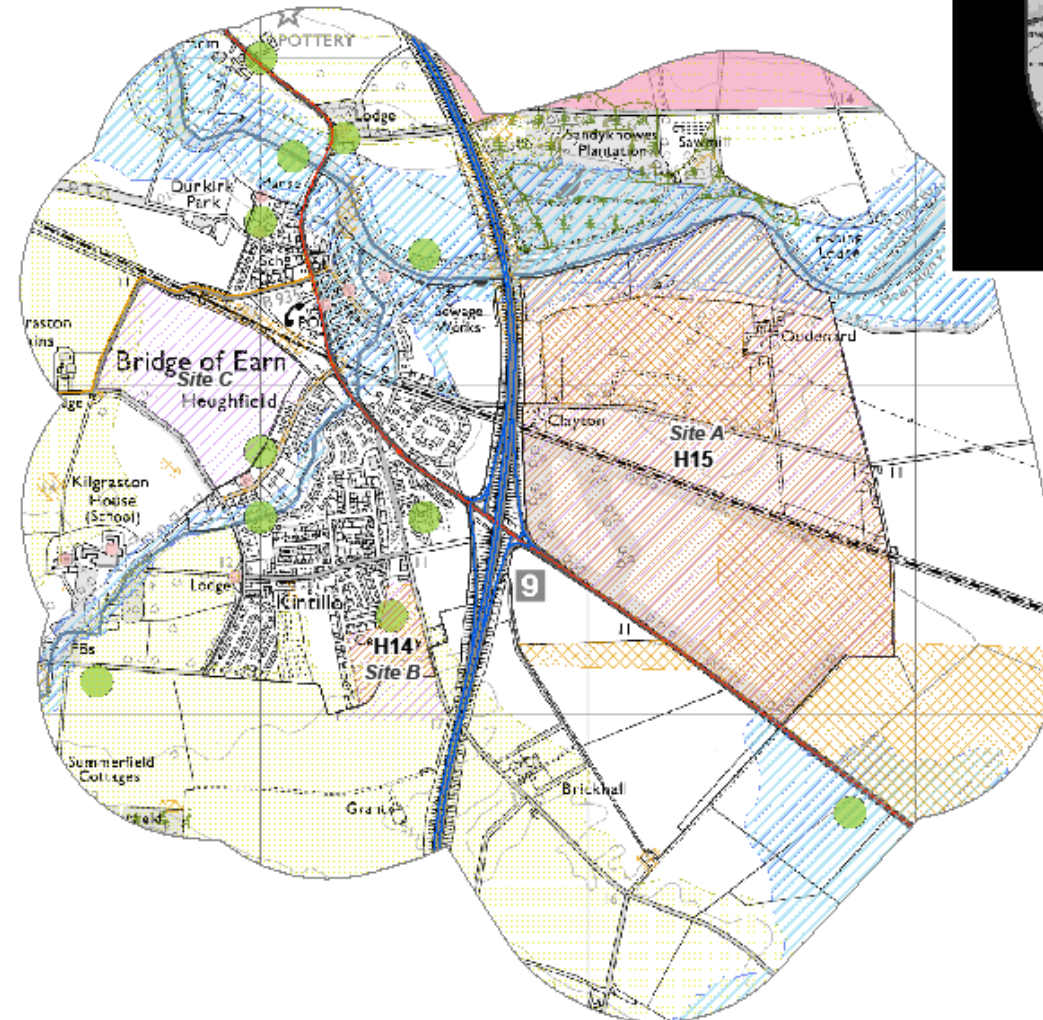






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## Strategic Sensitivities 2011 Bridge of Earn/Oudendarde (Perth)

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
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-  National Nature Reserve
-  RAMSAR
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-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
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-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



-  Housing (H14)  
Protected species
-  Prime agricultural land
-  Housing (H15)  
Non scheduled archaeology
-  Flooding

0 0.3 0.6  
Kilometers



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# Strategic Sensitivities 2011 Clathymore (Perth)

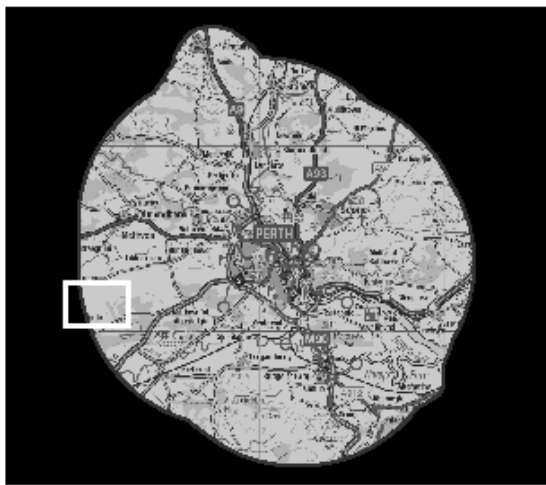
- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
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- National Nature Reserve
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- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area



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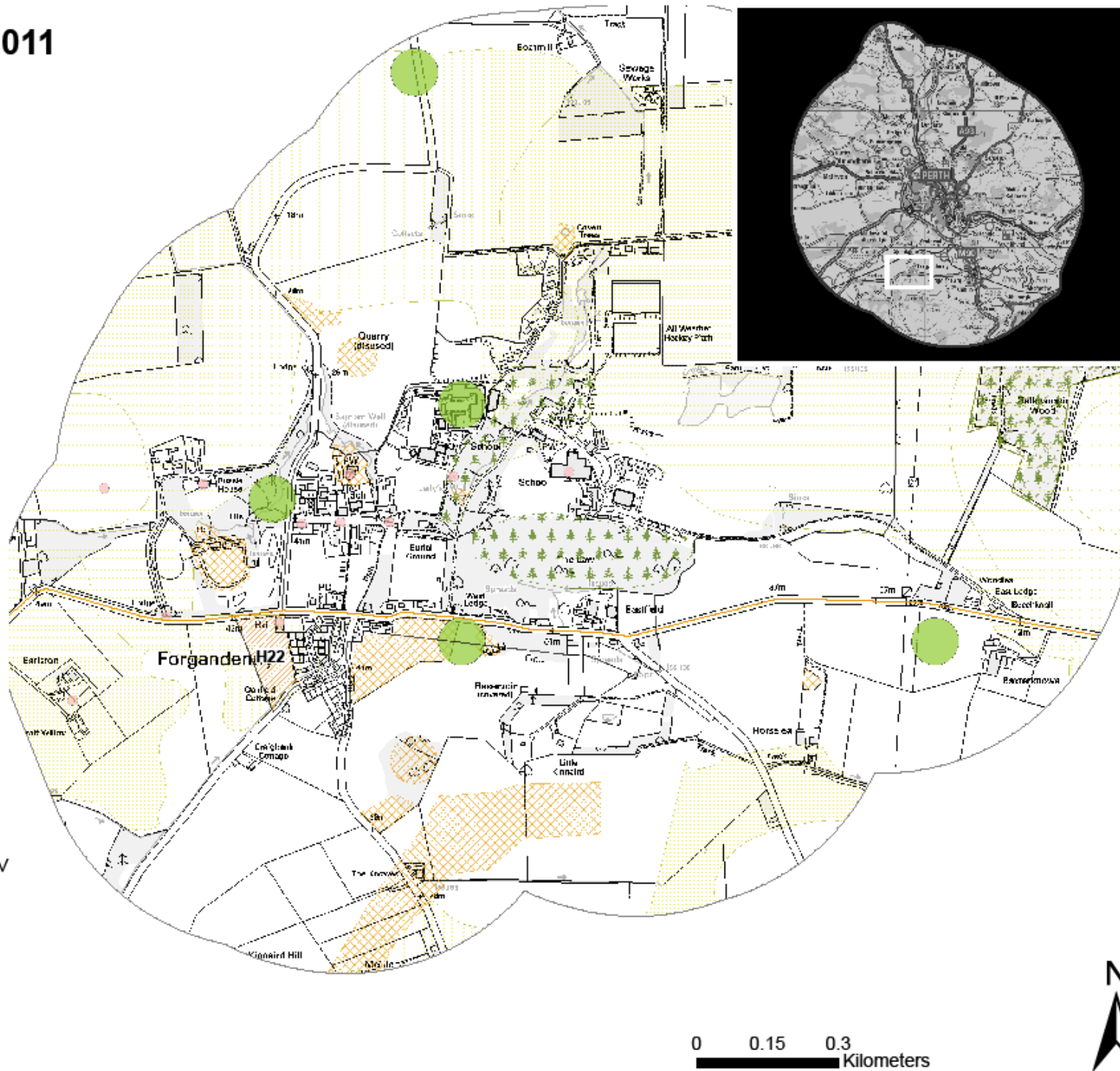
Housing (H19)  
Non scheduled archaeology



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## Strategic Sensitivities 2011 Forgandenny (Perth)
























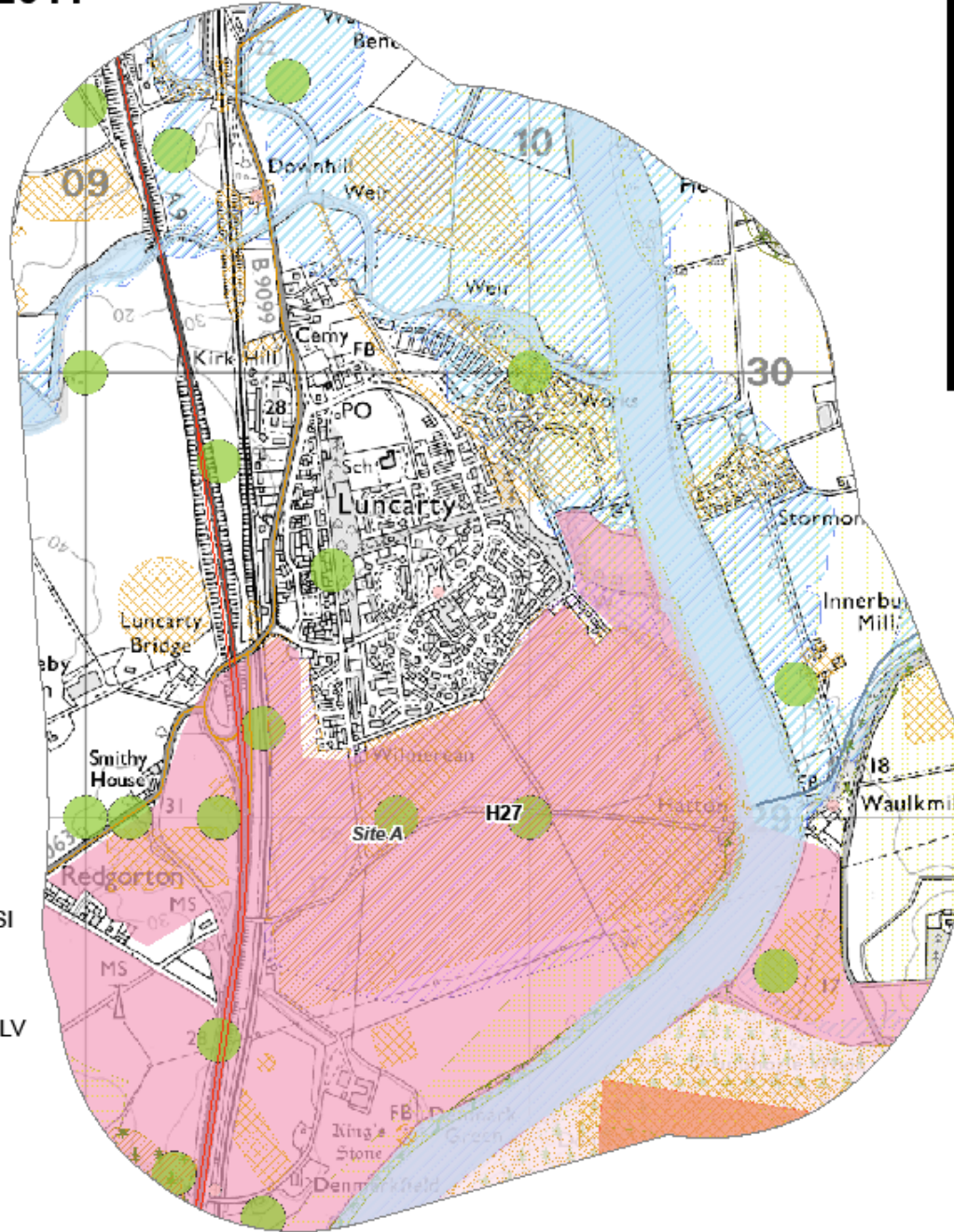
Housing (H22)  
Prime agricultural land

## Water quality – intercatchment at risk

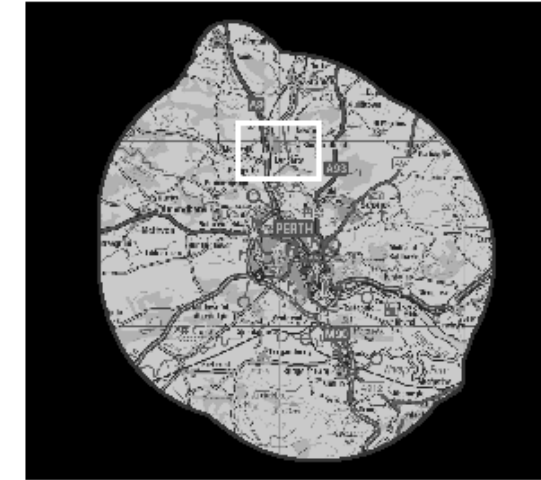








## Strategic Sensitivities 2011 Luncarty (Perth)

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



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Kilometers



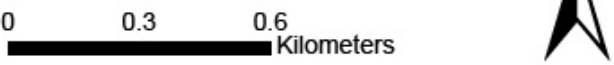
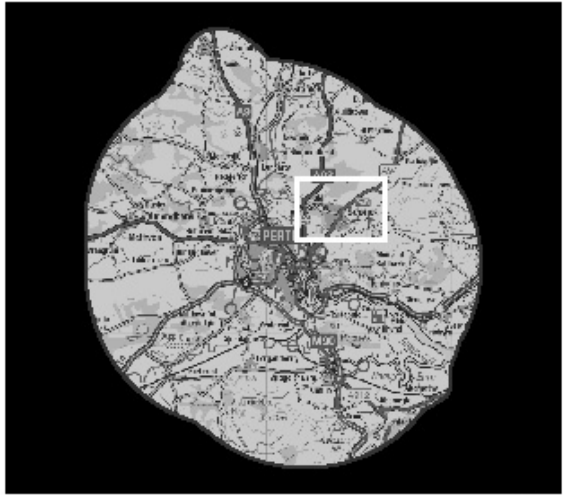
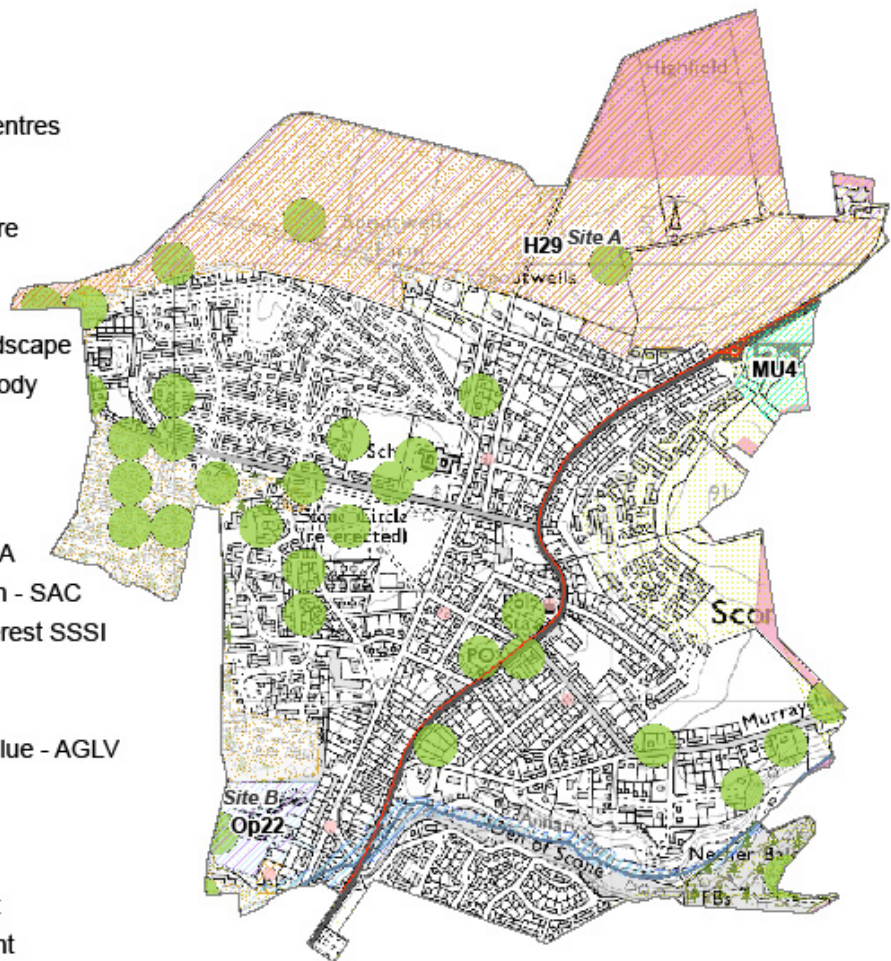
-  Housing (H27)
-  Protected species
-  Non scheduled archaeology
-  Flooding
-  Prime agricultural land
-  Special Area of Conservation

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# Strategic Sensitivities 2011 Perth Airport/Scone (Perth)

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area



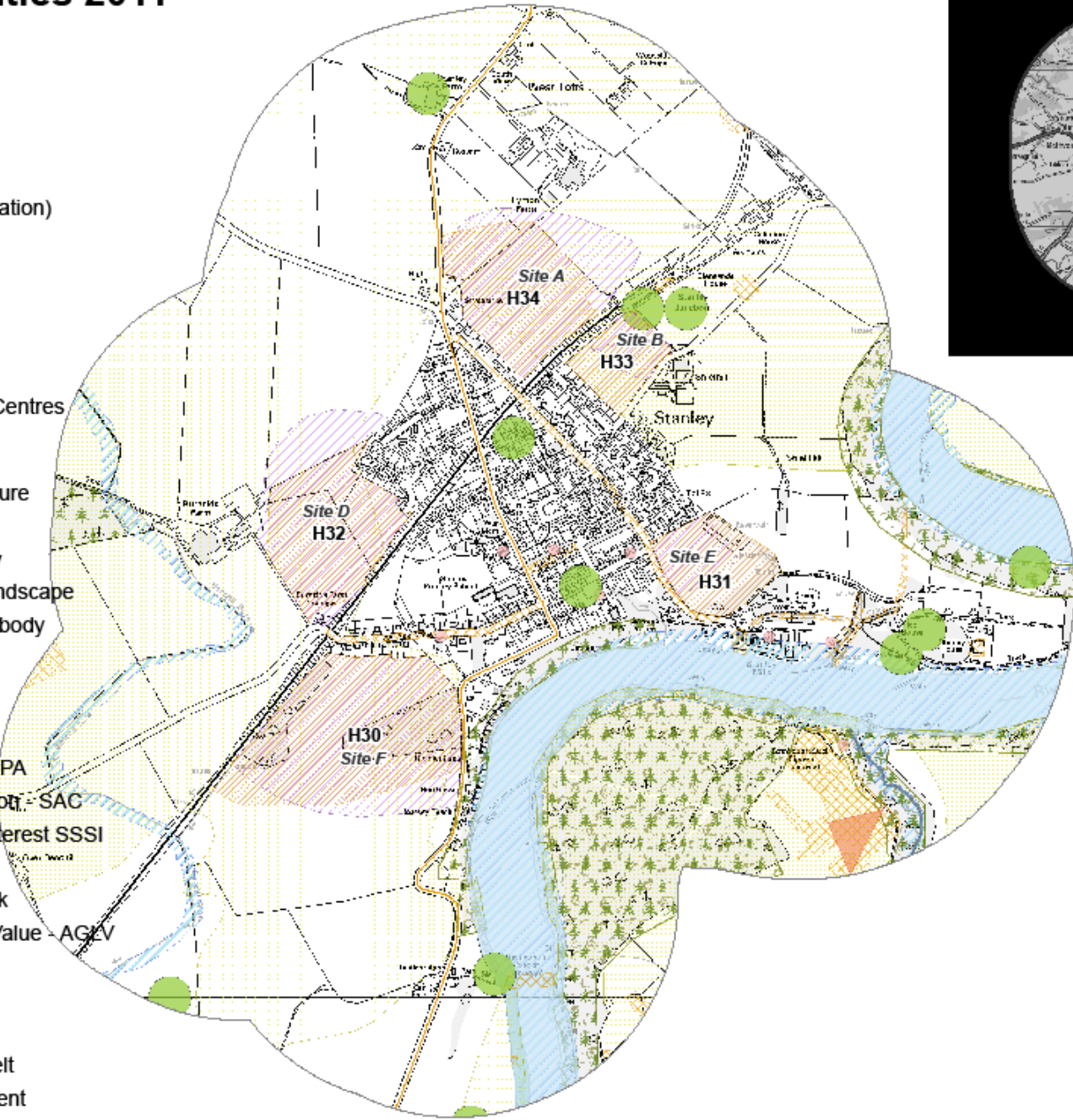
- Mixed Use (MU3)  
Non scheduled archaeology
- Water quality –  
intercatchment at risk
- Housing (H29)  
Protected species
- Gardens and designed landscape
- Water quality –  
intercatchment at risk
- Prime agricultural land
- Mixed Use (MU4)  
Water quality –  
intercatchment at risk
- Prime agricultural land
- Opportunity (Op22)  
Protected species
- Prime agricultural land
- Water quality –  
intercatchment at risk

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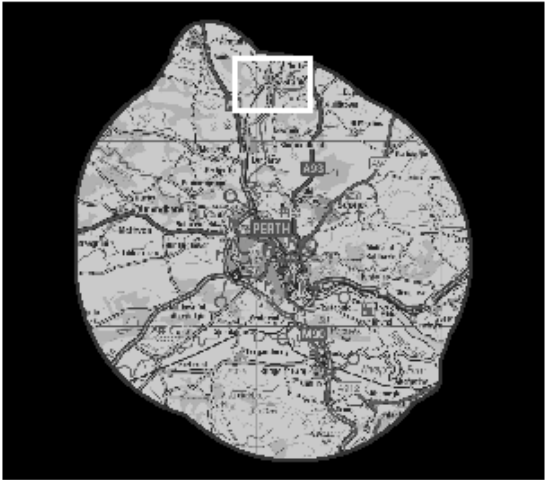


# Strategic Sensitivities 2011 Stanley (Perth)

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area



0 0.1 0.2  
Kilometers



- Housing (H30)  
Prime agricultural land
- Special Area of Conservation
- SSSI
- Housing (H31)  
Non scheduled archaeology
- Special Area of Conservation
- Housing (H32)  
Special Area of Conservation
- Prime Agricultural land
- Housing (H33)  
Protected species
- Prime agricultural land
- Housing (H34)  
Prime agricultural land

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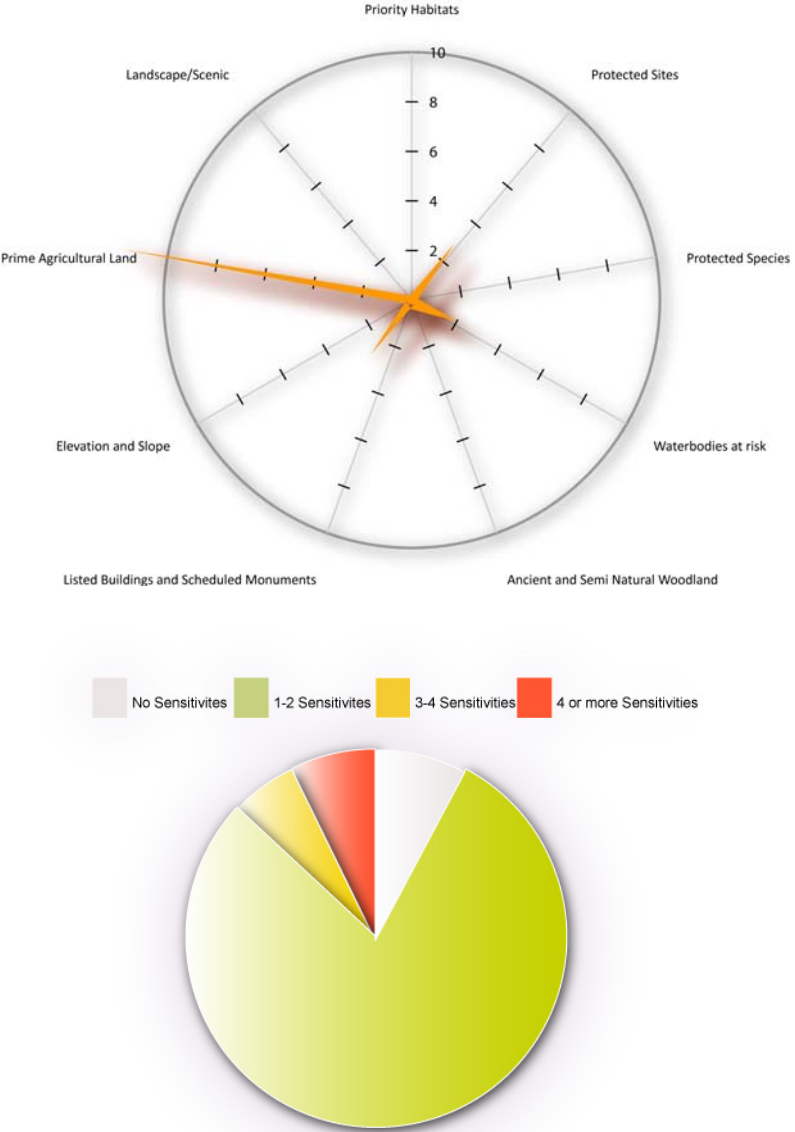
# Cumulative Sensitivities 2011 Burrelton/Woodside



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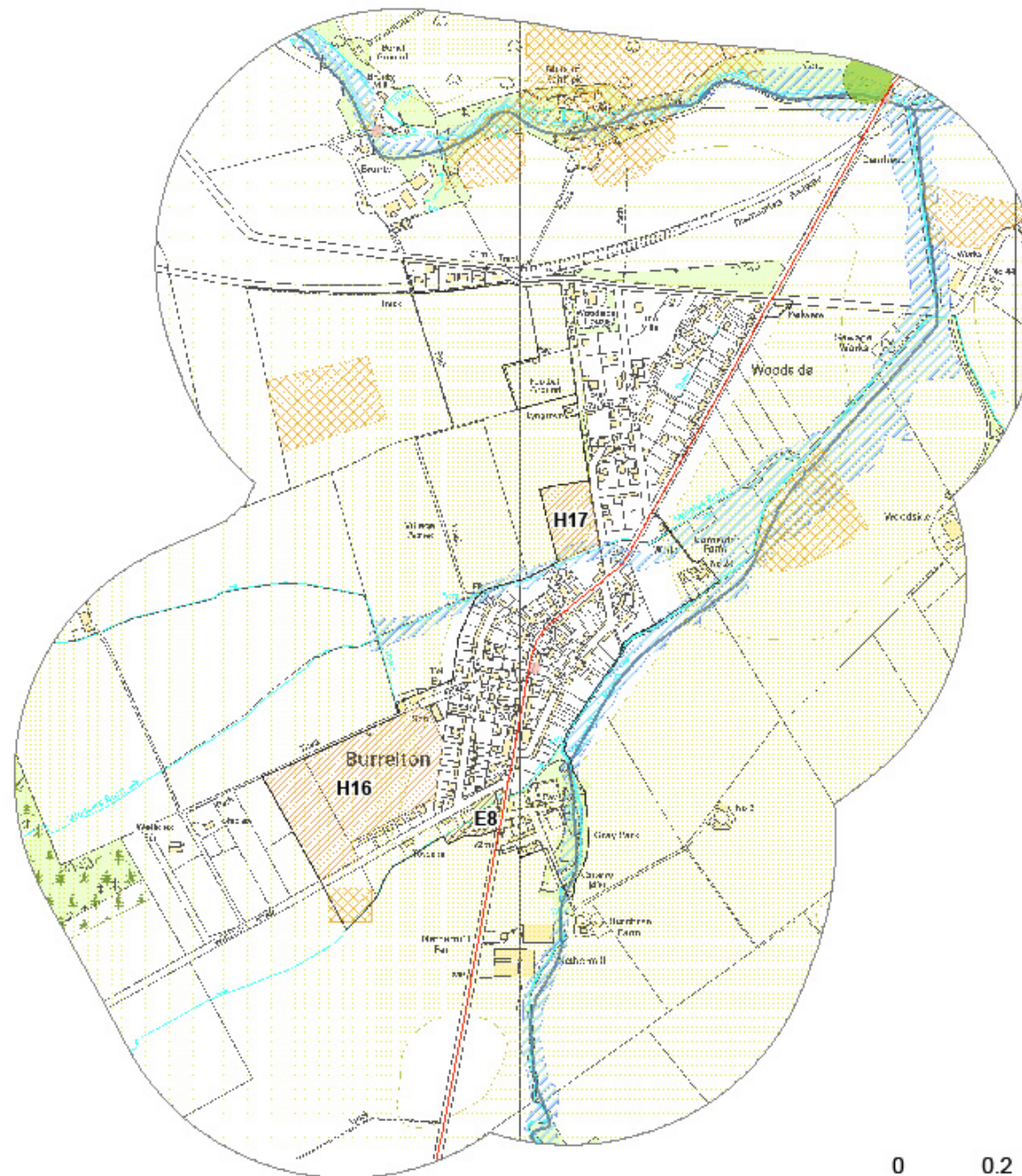


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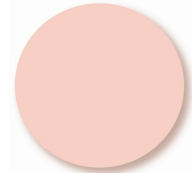
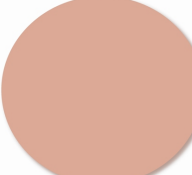
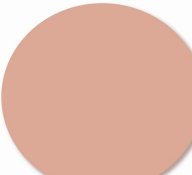
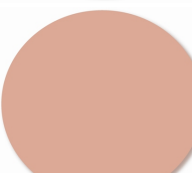
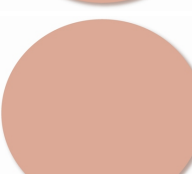


## Strategic Sensitivities 2011 Burrelton

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



0 0.2 0.4 Kilometers

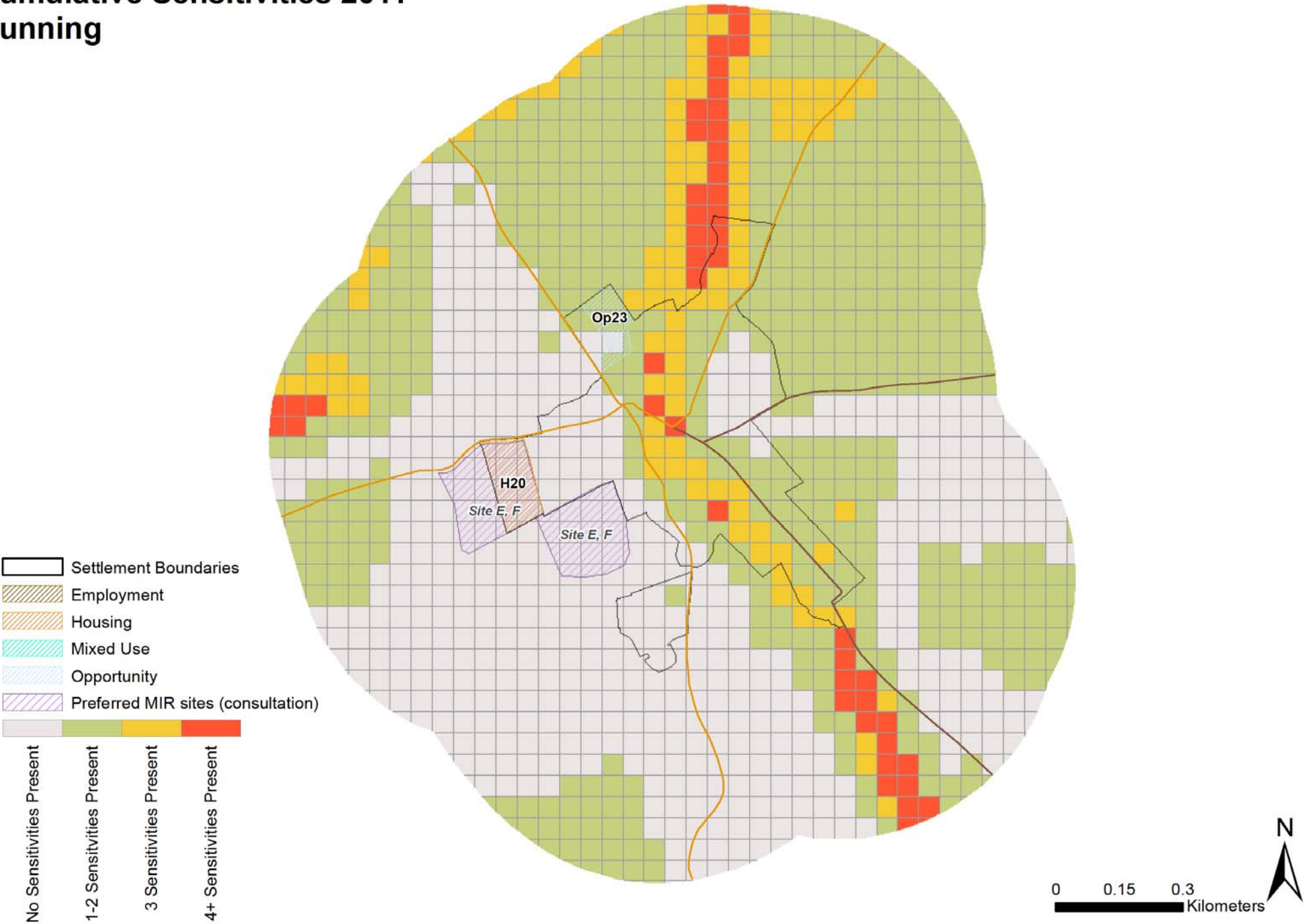


-  Employment (E8)  
Prime agricultural land
-  Water quality – intercatchment  
at risk
-  Housing (H16)  
Prime agricultural land
-  Water quality –  
intercatchment at risk
-  Housing (H17)  
Prime agricultural land
-  Water quality –  
intercatchment at risk
-  Flooding

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# Cumulative Sensitivities 2011 Dunning

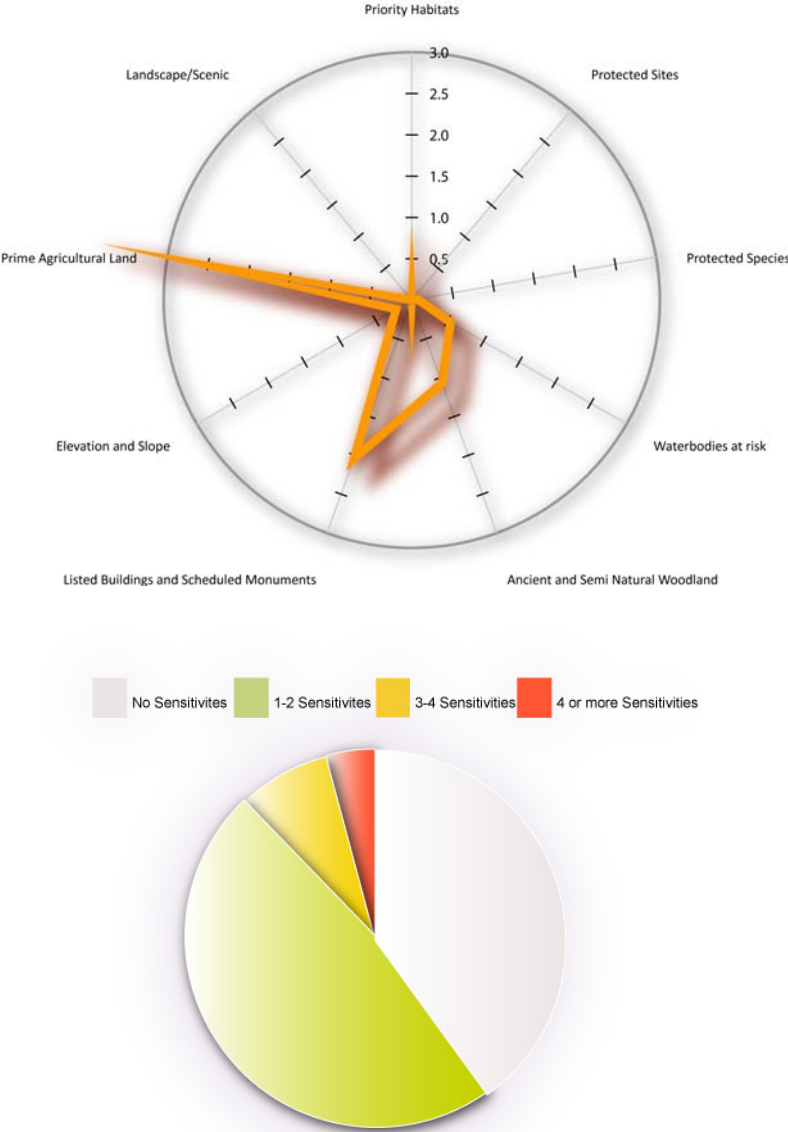


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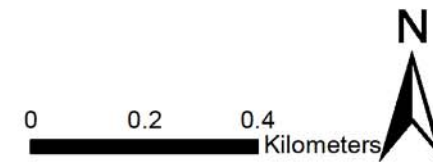
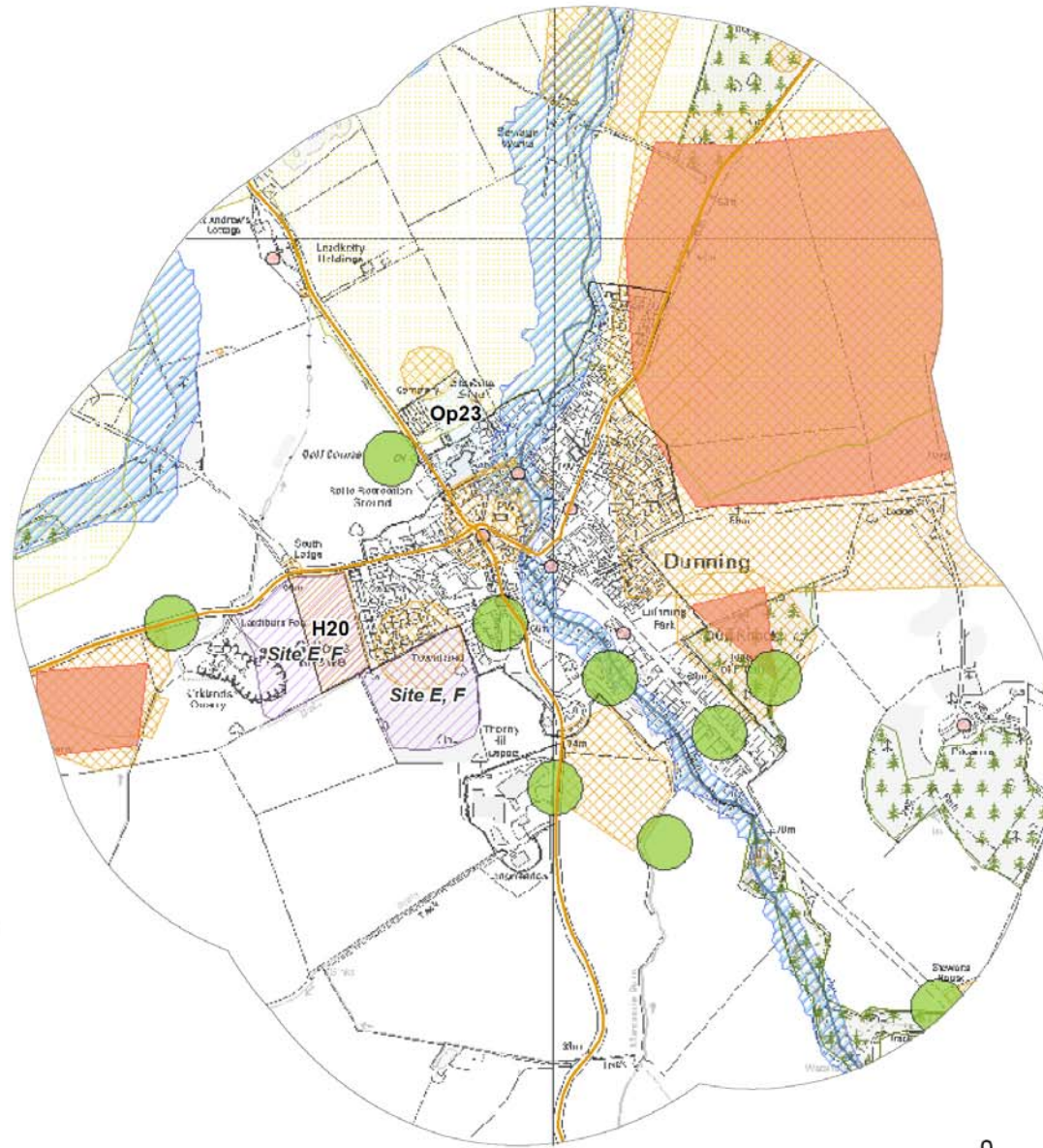
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*





# Strategic Sensitivities 2011

## Dunning



Housing (H20)  
No sensitivities

Opportunity (Op23)  
Non scheduled archaeology

Water quality - Intercatchment  
at risk

Prime agricultural land



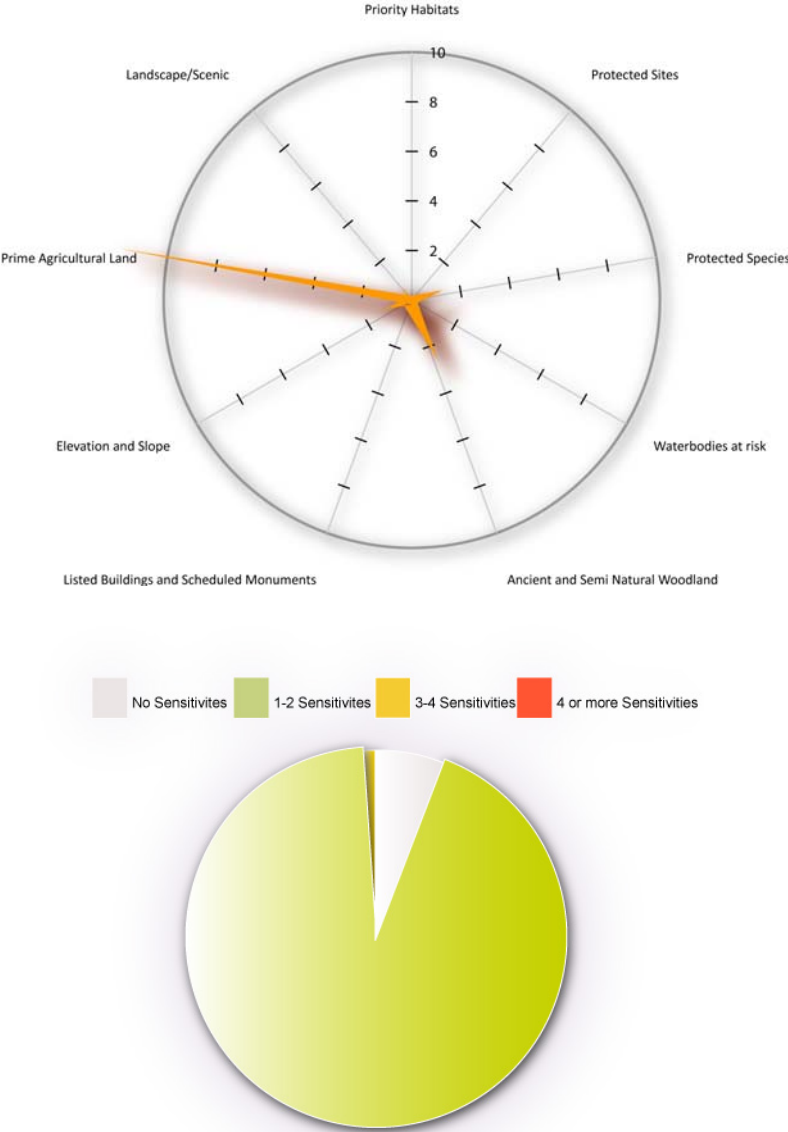
# Cumulative Sensitivities 2011 Longforgan



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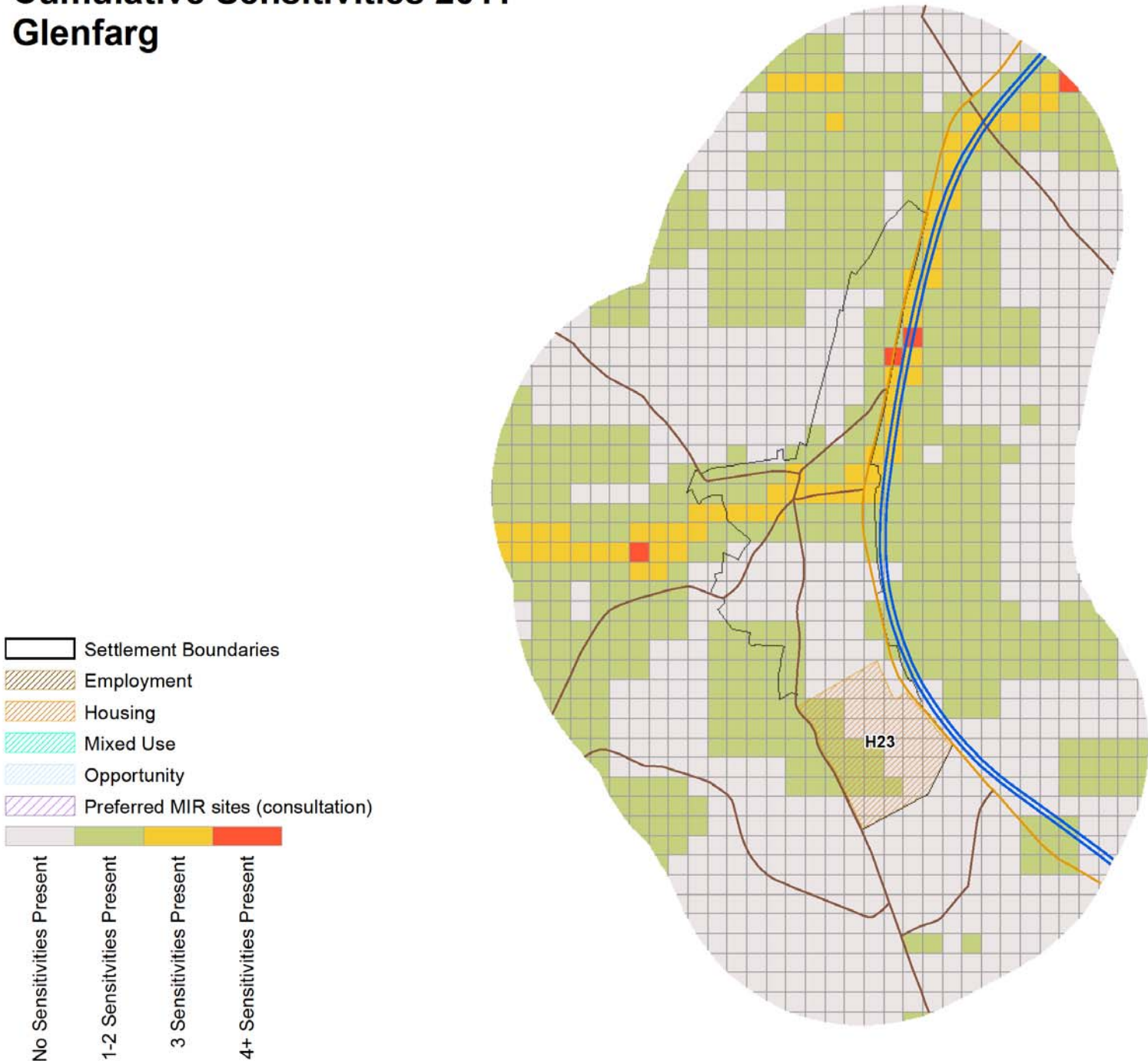


## Strategic Sensitivities 2011 Longforgan





# Cumulative Sensitivities 2011 Glenfarg

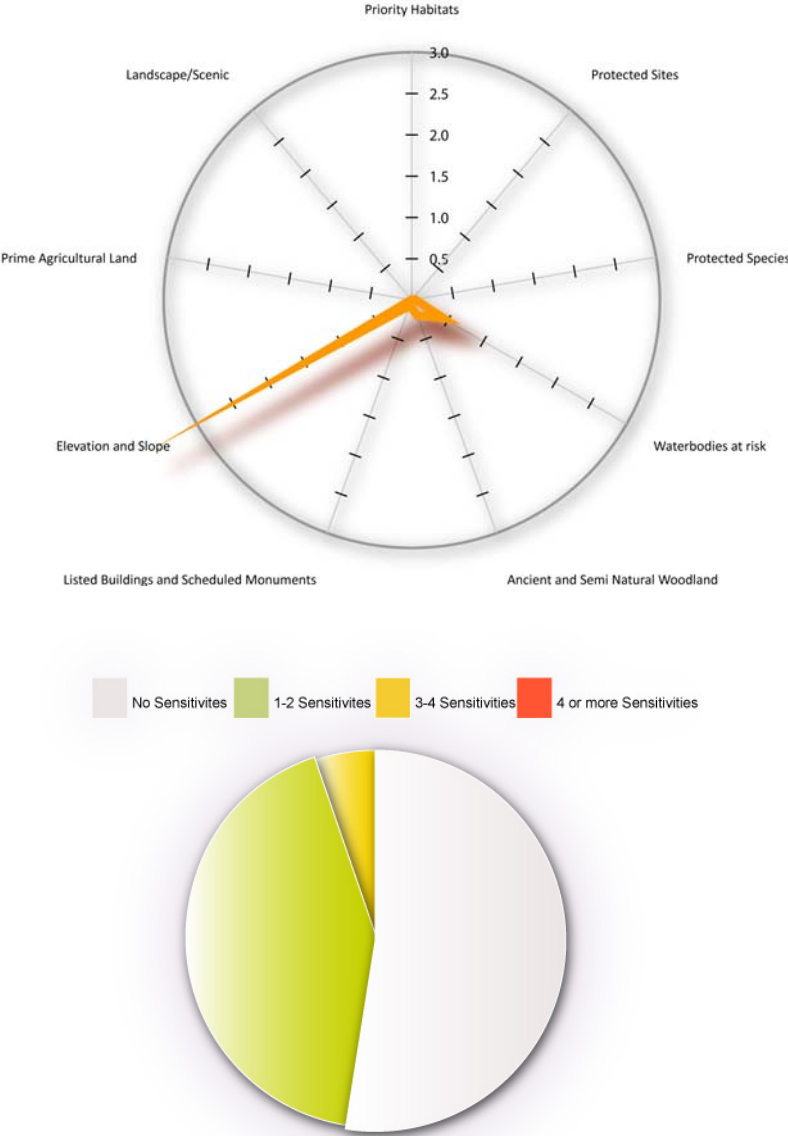


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# Strategic Sensitivities 2011 Glenfarg

- Preferred MIR site (consultation)

Employment

Housing

Mixed Use

Opportunity

Listed Building

Key Facility - Sustainable Centres

Priority and protected species

Land Capability for Agriculture

Scheduled Monument

Non Scheduled Archeology

Gardens and Designed Landscape

Less than good river waterbody

National Scenic Area

National Nature Reserve

RAMSAR

Special Protection Area - SPA

Special Area of Conservation - SAC

Site of Special Scientific Interest SSSI

Cairngorms National Park

Loch Lomond National Park

Area of Great Landscape Value - AGLV

RSPB Important Bird Area

Ancient Woodland

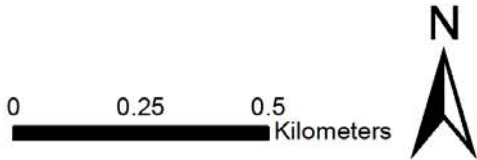
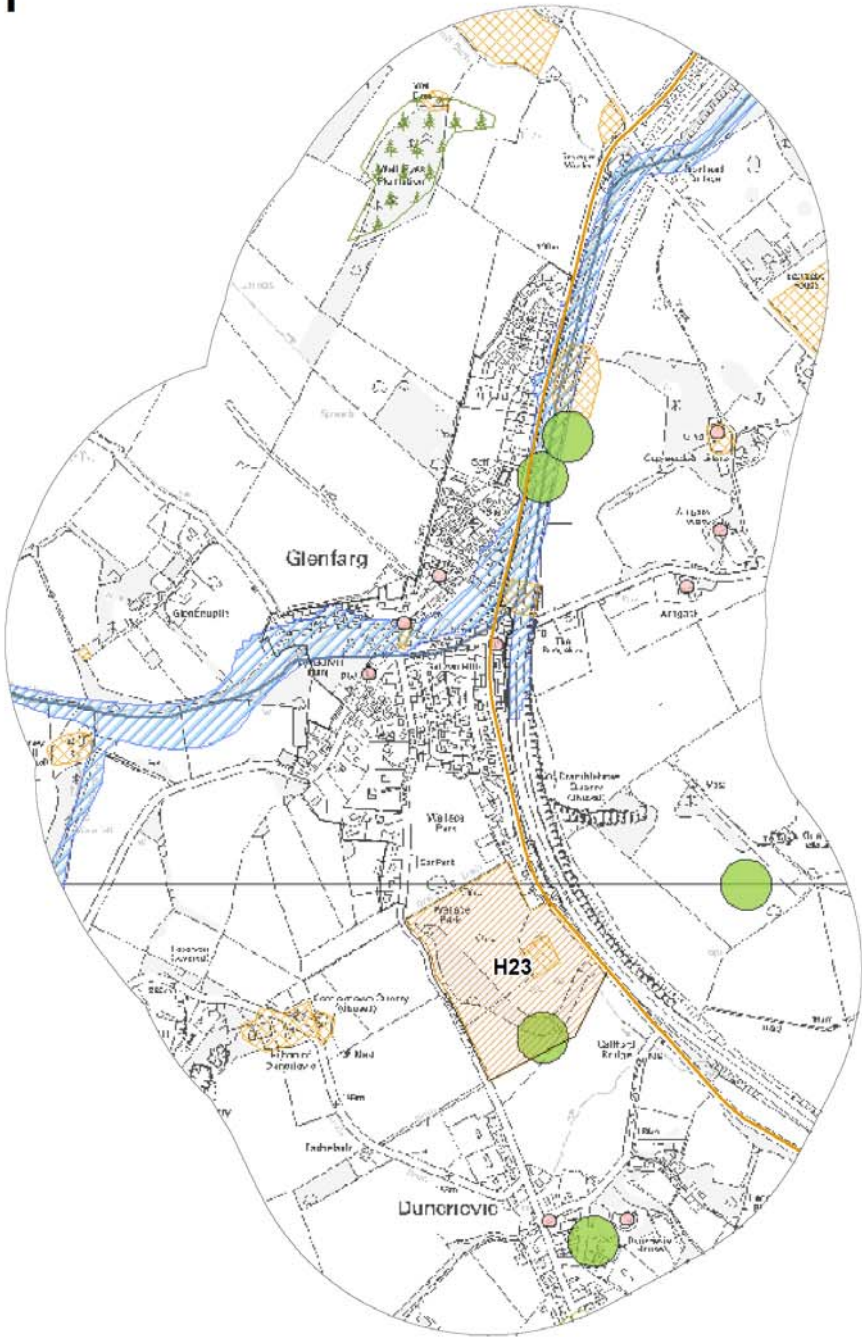
Semi Natural Woodland

Perth and Kinross Greenbelt

1:200 Indicative Flood Extent

Loch Leven Catchment Area

Lunan Catchment Area



- Housing (H23)
- Protected species
- Non scheduled archaeology
- Water quality –  
intercatchment at risk

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# Cumulative Sensitivities 2011 Grange

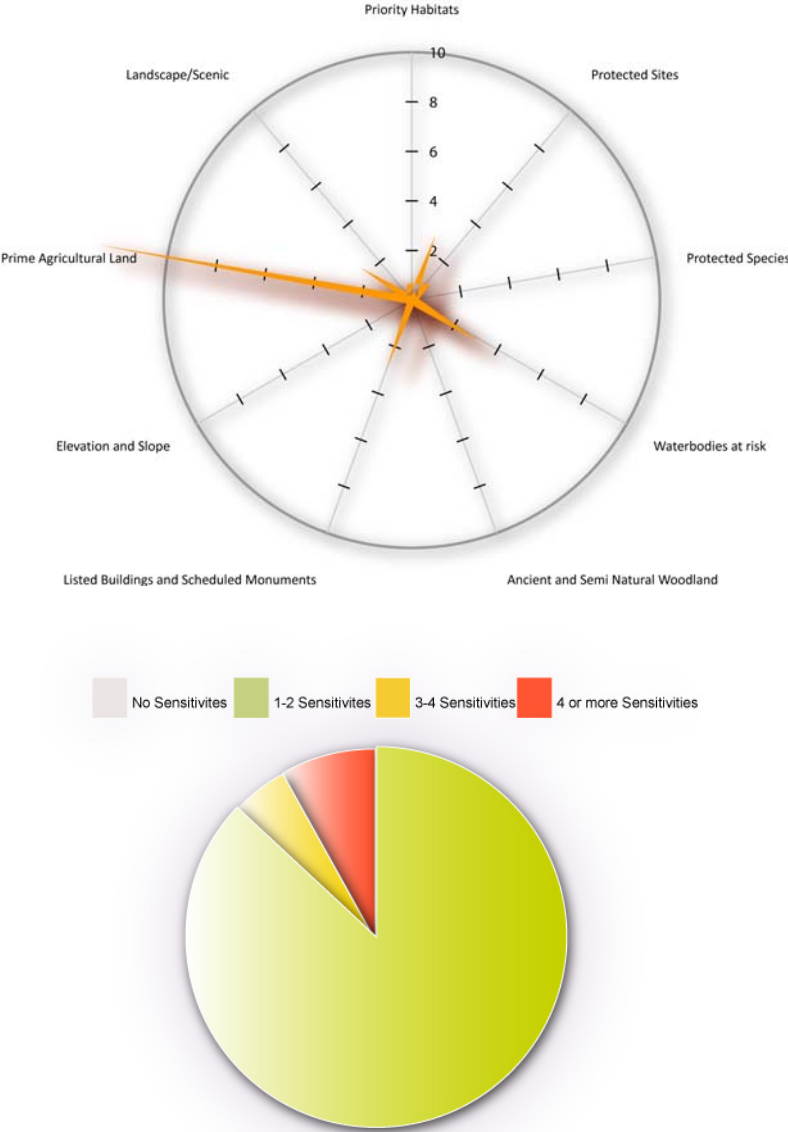


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## Map Description

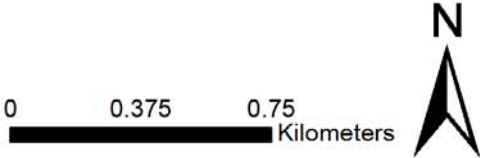
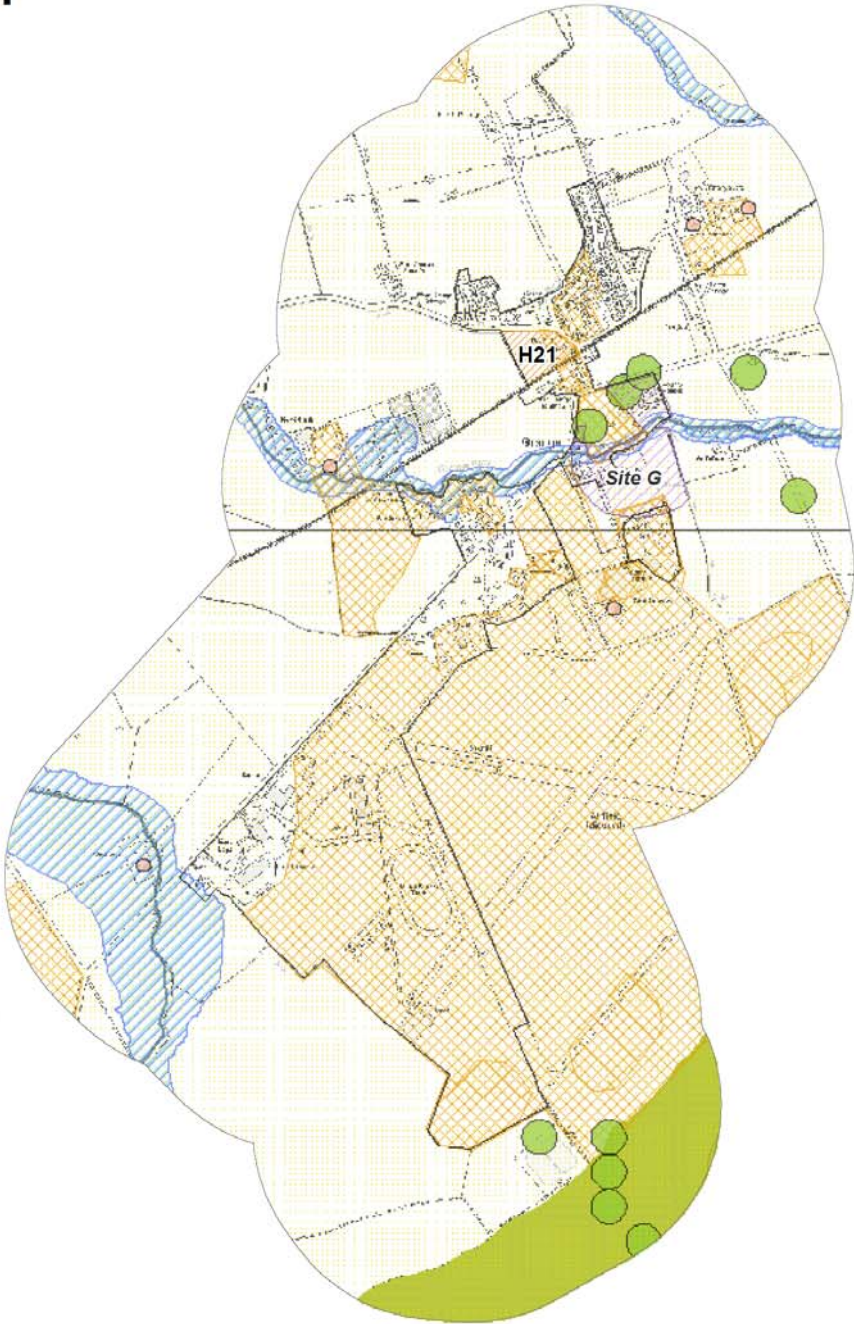
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*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



# Strategic Sensitivities 2011 Grange

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
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- Site of Special Scientific Interest SSSI
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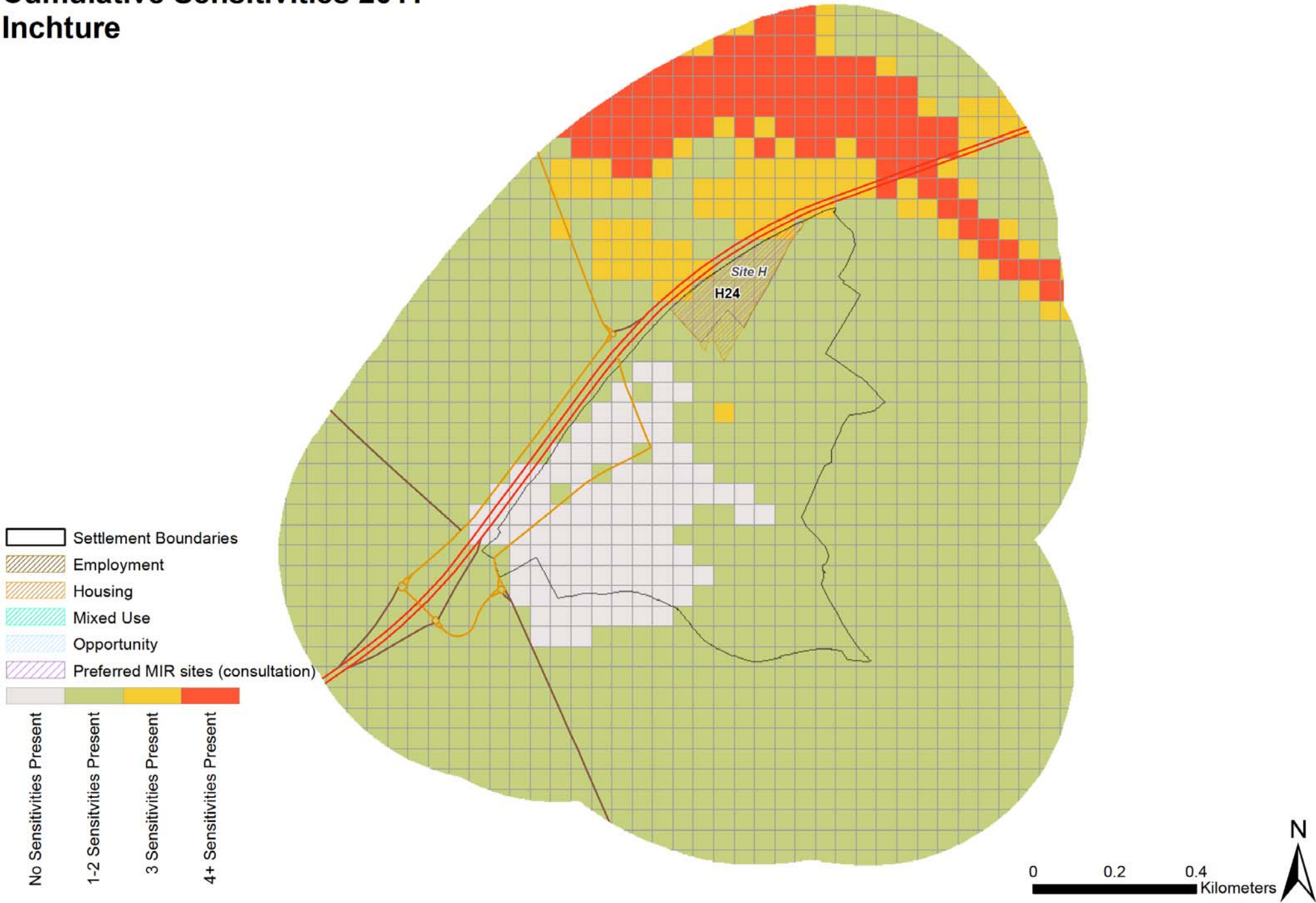


-  Housing (H21)  
Non scheduled archaeologynd
-  Water quality – intercatchment at risk
-  Prime agricultural land

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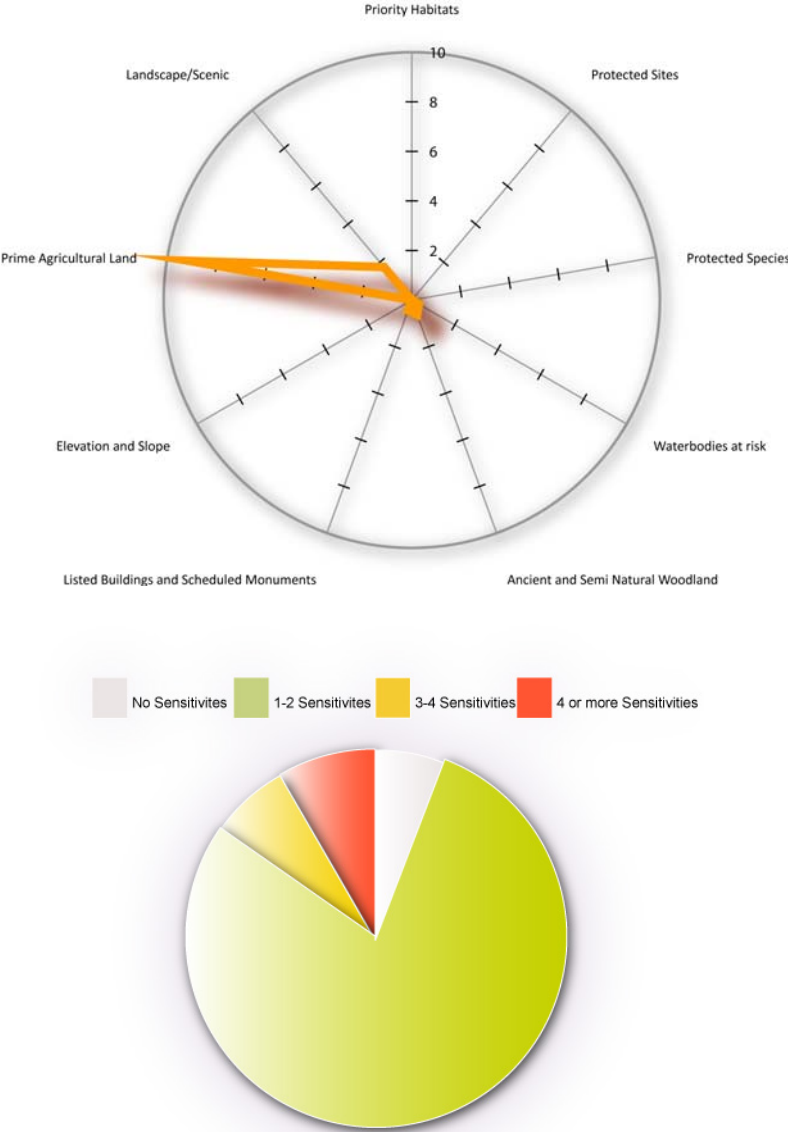
# Cumulative Sensitivities 2011 Inchture



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# Strategic Sensitivities 2011 Inchture

- Preferred MIR site (consultation)

Employment

Housing

Mixed Use

Opportunity

Listed Building

Key Facility - Sustainable Centres

Priority and protected species

Land Capability for Agriculture

Scheduled Monument

Non Scheduled Archeology

Gardens and Designed Landscape

Less than good river waterbody

National Scenic Area

National Nature Reserve

RAMSAR

Special Protection Area - SPA

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Cairngorms National Park

Loch Lomond National Park

Area of Great Landscape Value - AGLV

RSPB Important Bird Area

Ancient Woodland

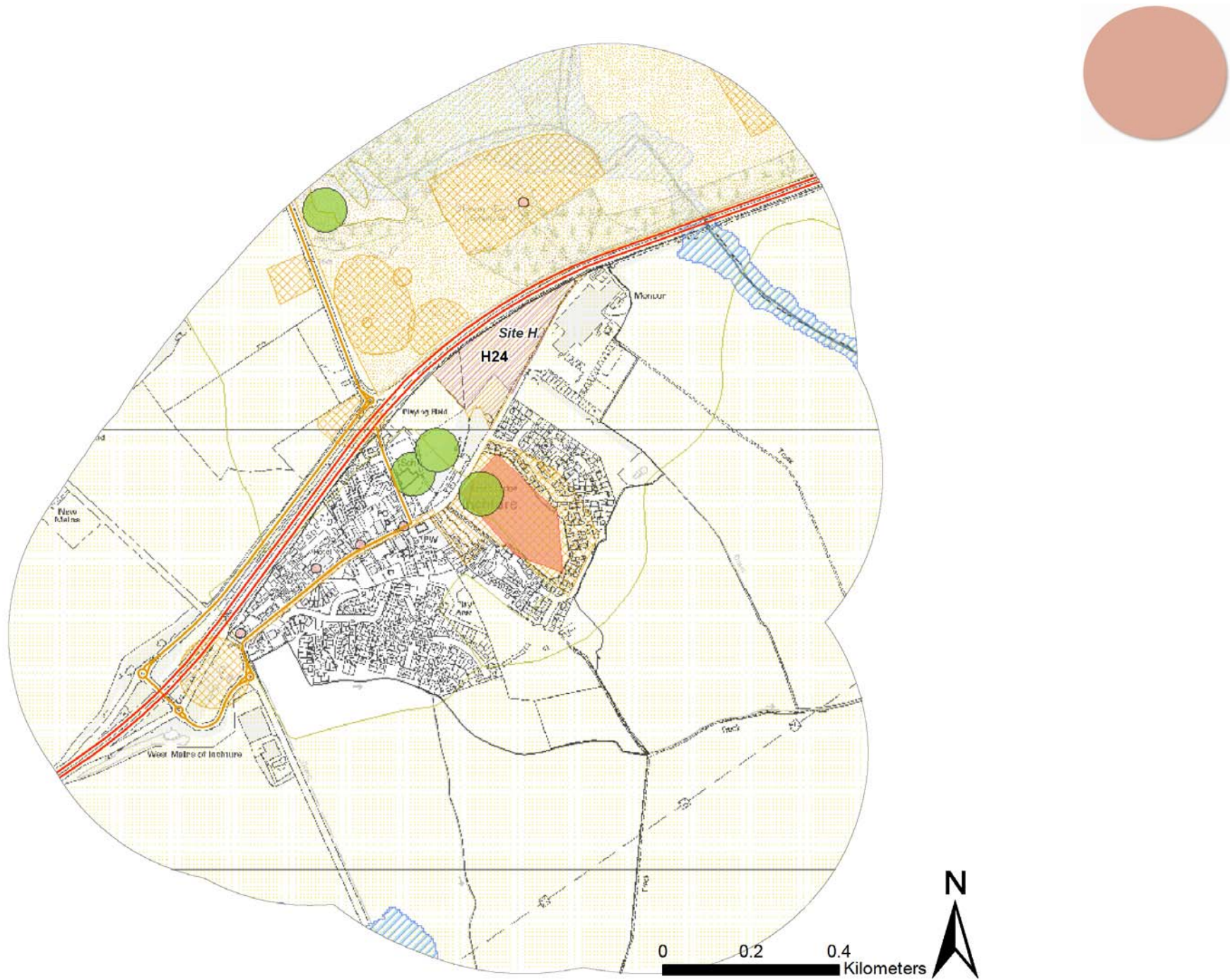
Semi Natural Woodland

Perth and Kinross Greenbelt

1:200 Indicative Flood Extent

Loch Leven Catchment Area

Lunan Catchment Area



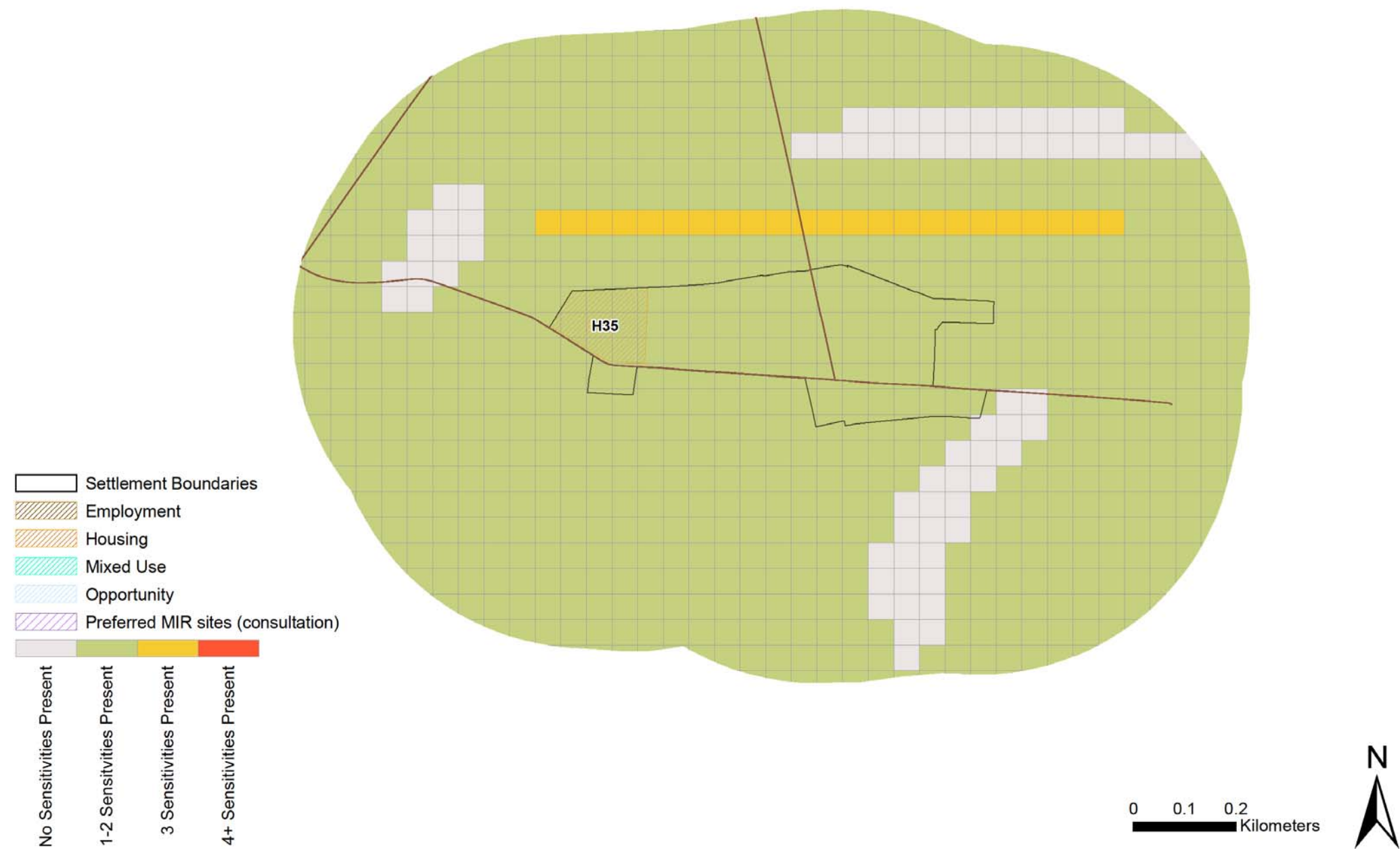
Housing (H24)

Prime agricultural land

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# Cumulative Sensitivities 2011 Wolfhill

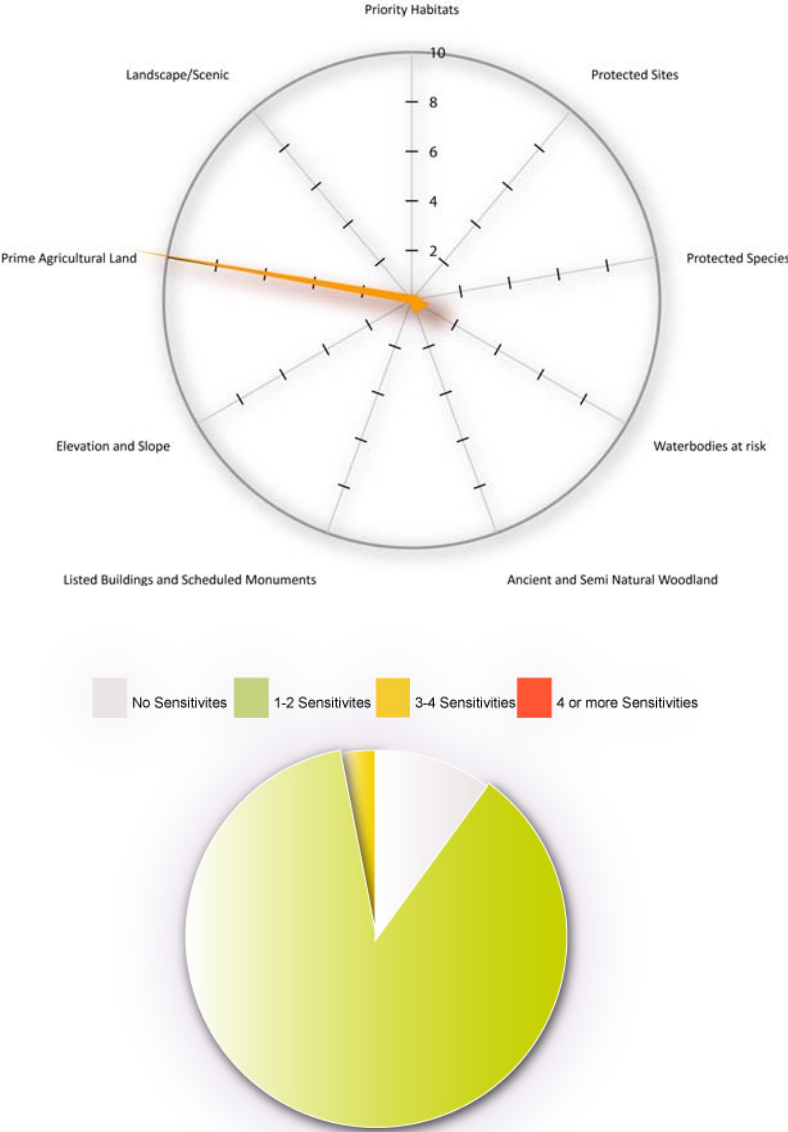


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# Strategic Sensitivities 2011 Wolfhill

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
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- Lunan Catchment Area



- Housing (H35)
- Water quality – intercatchment at risk
- Prime agricultural land

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## HIGHLAND HOUSING MARKET AREA

### Housing and Employment Land Requirement

- 5.1** In line with the TAYplan hierarchal settlement approach, the Proposed Plan concentrates the majority of development within the principal settlements of Aberfeldy, Dunkeld/Birnam and Pitlochry. It does however recognise that these settlements have various topographical and environmental constraints which limit the scope of potential development. In particular Birnam/Dunkeld has significant constraints which have resulted in no designations for residential development within these settlements.
- 5.2** Table 5.4 below sets out the housing and employment land requirements for the Highland Housing Market Area up to 2024 based on the new Proposed TAYplan annual HMA build rates.

**Table 5.4: Total Land Requirement for the Highland HMA**

| Settlement Name        | Housing Land Requirement (Units) | Housing Land Requirement (ha) | Employment Land Requirement (ha) | Total Land Requirement (ha) |
|------------------------|----------------------------------|-------------------------------|----------------------------------|-----------------------------|
| <b>Aberfeldy</b>       | 300                              | 15                            | 5.6                              | <b>20.6</b>                 |
| <b>Pitlochry</b>       | 160                              | 8                             | 0                                | <b>8</b>                    |
| <b>Ballinluig</b>      | 45                               | 2                             | 2.4                              | <b>4.4</b>                  |
| <b>Fearnan</b>         | 20                               | 1                             | 0                                | <b>1</b>                    |
| <b>Kenmore</b>         | 20                               | 1                             | 0                                | <b>1</b>                    |
| <b>Kinloch Rannoch</b> | 20                               | 1                             | 0.3                              | <b>1.3</b>                  |
| <b>Murthly</b>         | 30                               | 1.5                           | 0                                | <b>1.5</b>                  |
| <b>Dunkeld</b>         | 0                                | 0                             | 3.3                              | <b>3.3</b>                  |
| <b>Inver</b>           | 0                                | 0                             | 1.6                              | <b>1.6</b>                  |

### Cumulative Strategic Sensitivities

- 5.3** The assessment of the cumulative strategic sensitivities at Aberfeldy identified that within the 2.5 km expansion area buffer 88% of the land is either free from or has 1 sensitivity present. The remaining 12% represents areas where development could impact on 2-3 sensitivities (9%) or 4+ sensitivities (3%).
- 5.4** The assessment at Pitlochry identified that within the expansion area buffer two thirds (75%) of the land is either free from or 1 sensitivity is present. The remaining 25% represents areas where development could impact on 2-3 sensitivities (18%) or 4+ sensitivities (7%).
- 5.5** At Birnam and Dunkeld 37% of the land within the expansion buffer (which also includes the settlement Inver) is either free from or has 1 sensitivity present, and the remaining 63% represents areas where development could potentially impact on 2-3 sensitivities or 4+ sensitivities (29%), due to the presence of overlapping strategic constraints and various nationally protected sites within those areas.
- 5.6** At the remaining settlements within the Highland HMA the assessment identified that at
- ♦ **Ballinluig** – 77% of the land is either free of or has 1-2 sensitivities present and the remaining 23% represents areas where there are 3-4 sensitivities (10%) or 4+ sensitivities (13%)
  - ♦ **Fearnan** - 53% of the land is either free of or has 1-2 sensitivities present and the remaining 47% represents areas where there are 3-4 sensitivities (43%) or 4+ sensitivities (4%)
  - ♦ **Kenmore** – 31% of the land has 1-2 sensitivities present and the remaining 69% represents areas where there are 3-4 (49%) and 4+ (19%) sensitivities present
  - ♦ **Kinloch Rannoch** – 42% of the land has 1-2 sensitivities present and the remaining 58% represents areas where there are 3-4 (20%) and 4+ (38%) sensitivities present
  - ♦ **Murthly** – 93% of the land is either free of or has 1-2 sensitivities present and the remaining 7% represents areas where there are 3-4 sensitivities (3%) or 4+ sensitivities (4%)
- 5.7** The *Cumulative Strategic Sensitivities and Development Pressures* maps on the following pages lend a spatial element to the above information. The maps overlay both the MIR site options and the Proposed Plan sites to help identify where development could impact on a number of overlapping sensitivities. This allows the plan-makers to focus in on those locations where there are no or limited sensitivities present as possible future development sites. Where there are sensitivities present on proposed sites, further interrogation work can then be undertaken to ascertain the type and extent of those sensitivities and whether or

not it is possible to mitigate for and/or enhance the potential impacts of development.

### Significant Strategic Sensitivities

- 5.8** A further study of the type and extent of those sensitivities highlights that the key issues arising within the different Highland HMA expansion buffers include for:
- ◆ **Aberfeldy** - surface water areas, flooding and topography
  - ◆ **Pitlochry** - protected sites and species, surface waters, the historic environment, woodland and topography constraints
  - ◆ **Dunkeld/Birnam/Inver** - protected sites and species, the historic environment, and ancient woodland
- 5.9** In terms of the additional settlements within the Highland HMA, the assessment identified that combined key issues arising within those areas as a result of development proposals are designated sites (SSSI, SAC, NSA), protected species, non-designated archaeology, Gardens and Designed Landscape and Ancient/Semi Natural Woodland.
- 5.10** The *Strategic Natural and Cultural Sensitivities and Development Pressures* maps (to follow) lend a spatial element to the above information and provide a picture of the nature and extent of sensitive areas in the environment within and surrounding the different expansion areas. The *Strategic Sensitivities 2011 - % landcover of settlement area* map at the end of Section 5 also provides a diagrammatic representation of the above information.

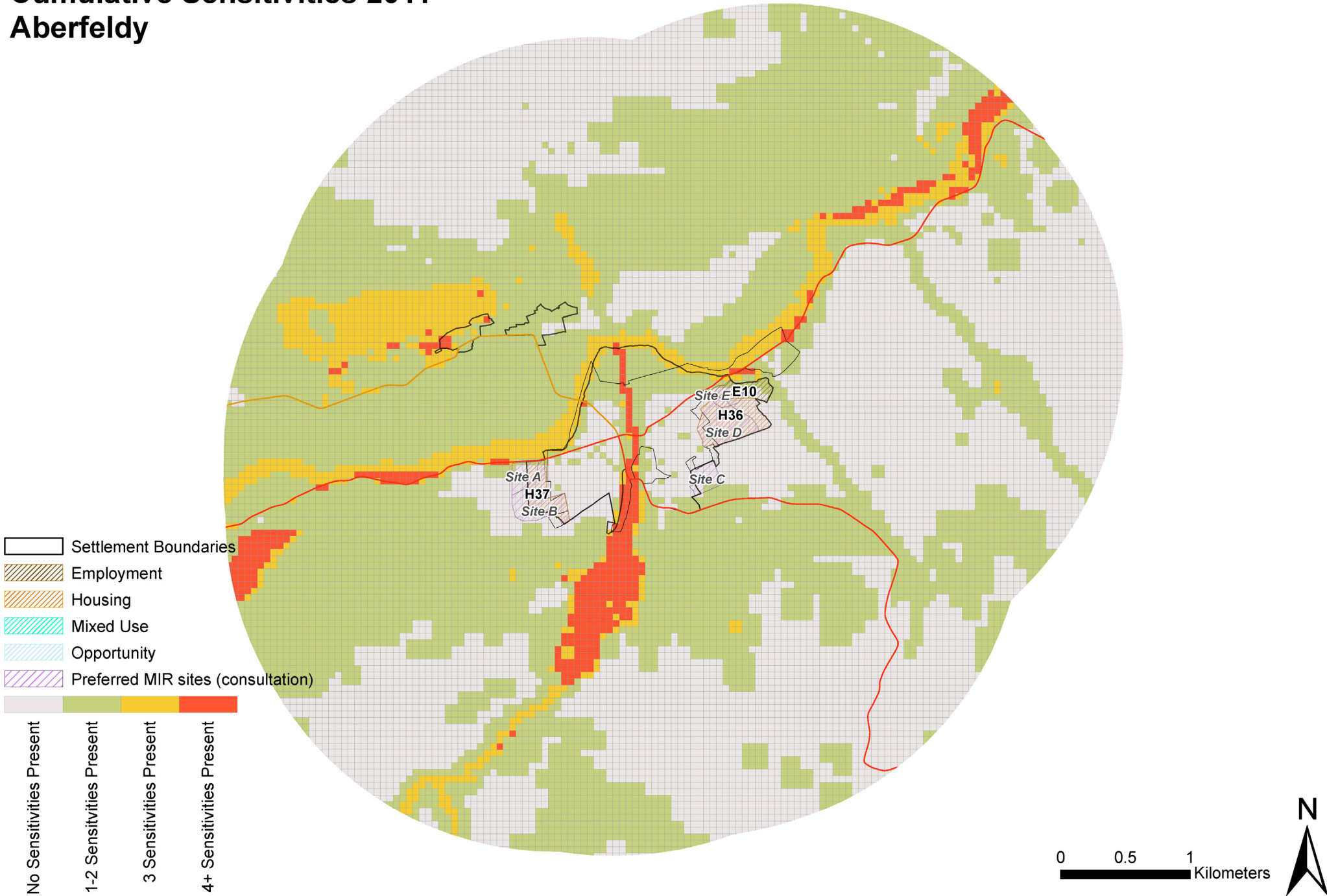
### Summary of Potential Significant Impacts for the HMA

- 5.11** The *Strategic Sensitivities 2011 - % landcover of plan area* map at the end of this section highlights that overall within the Highland HMA the key environmental sensitivities present are biodiversity (approx. 40%), landscape (approx. 30%), water and flooding (approx. 10%) and the historic environment (approx. 10%).





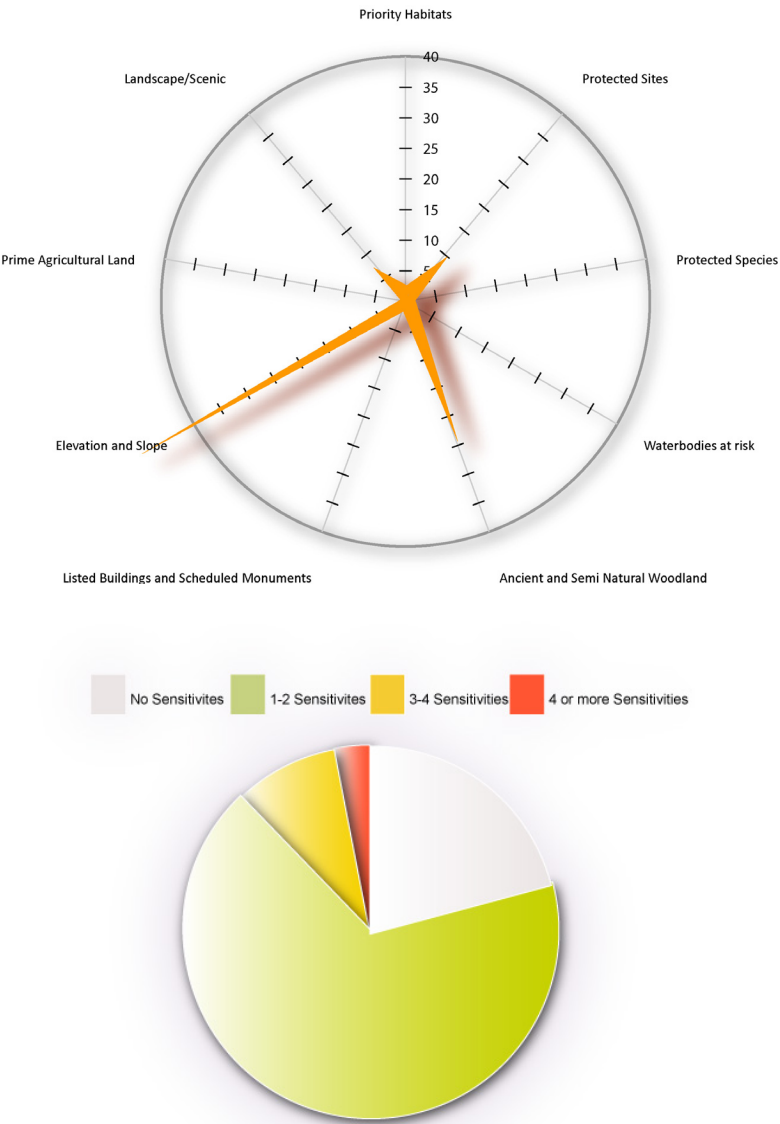
# Cumulative Sensitivities 2011 Aberfeldy



**Map Description**

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*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area*

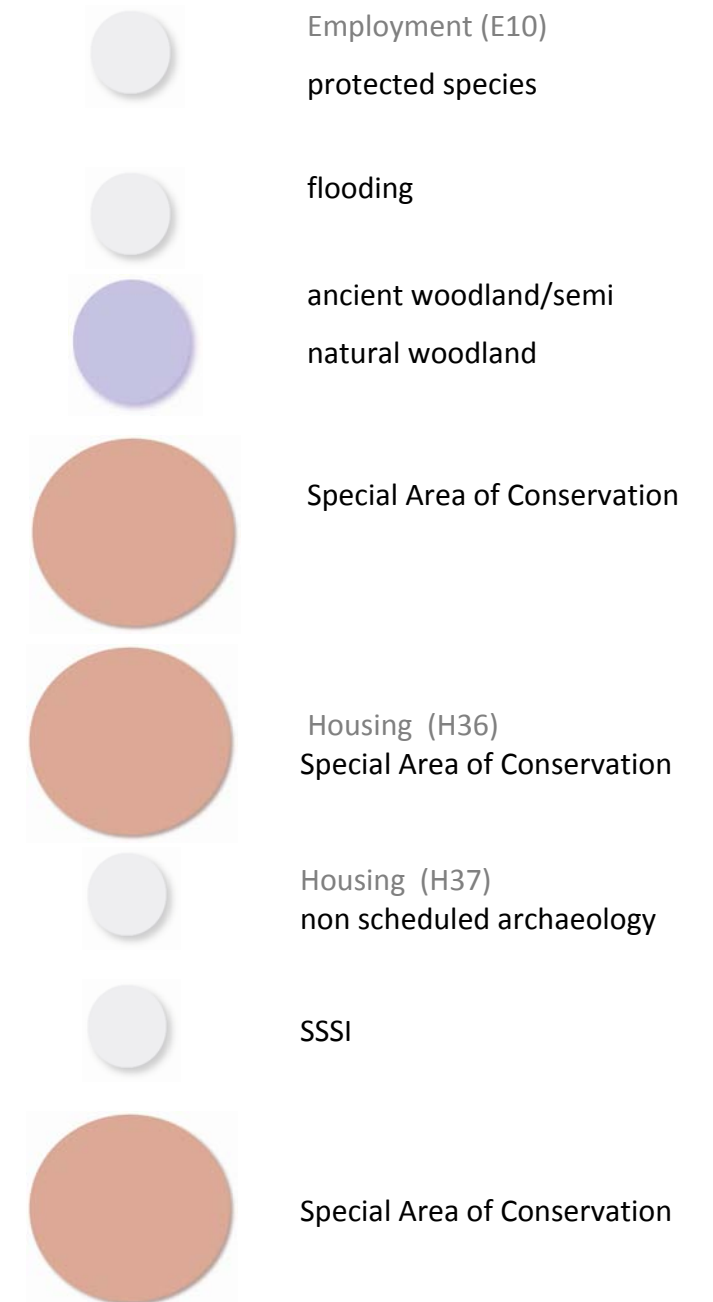
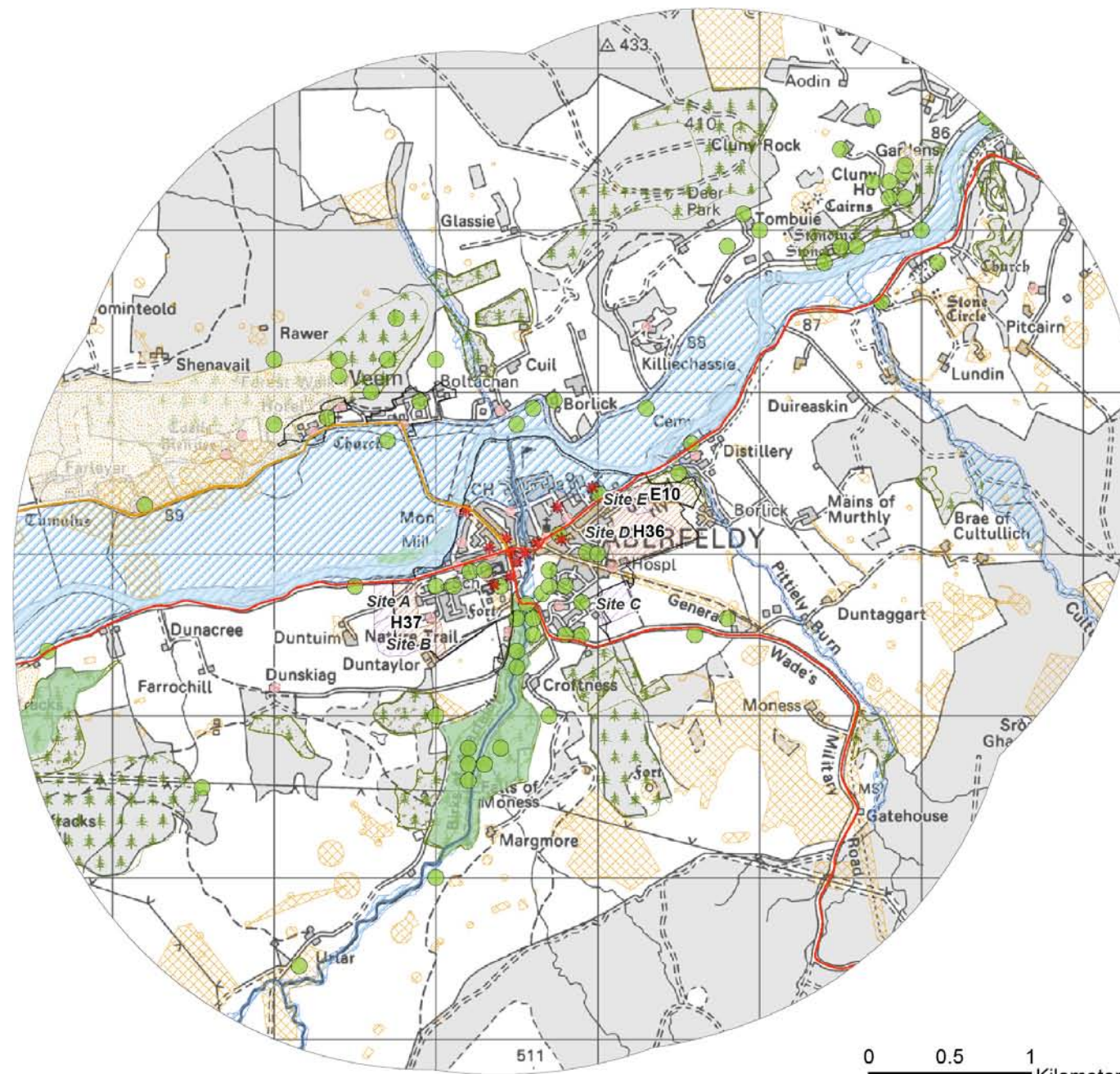


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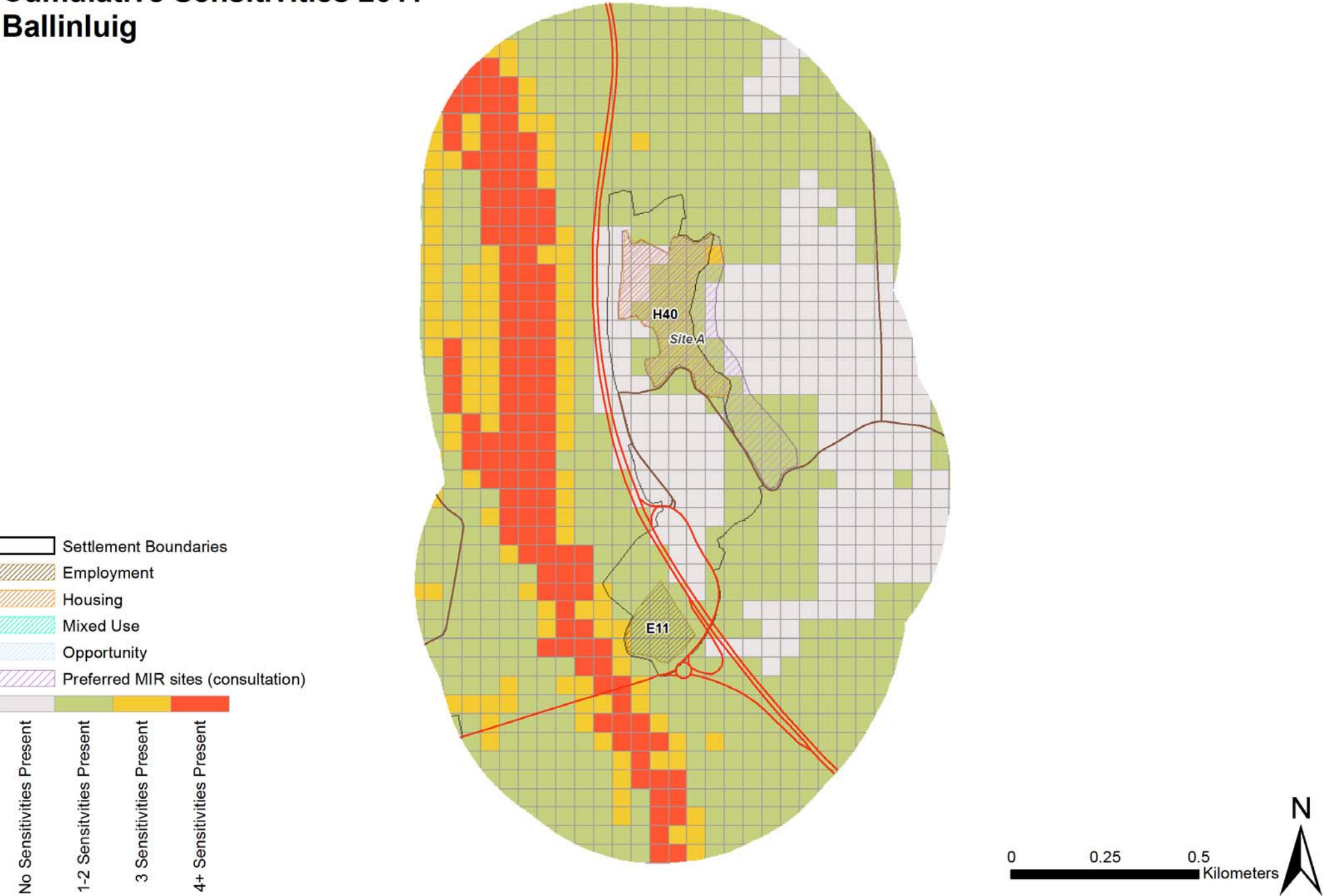
## Strategic Sensitivities 2011

### Aberfeldy





# Cumulative Sensitivities 2011 Ballinluig

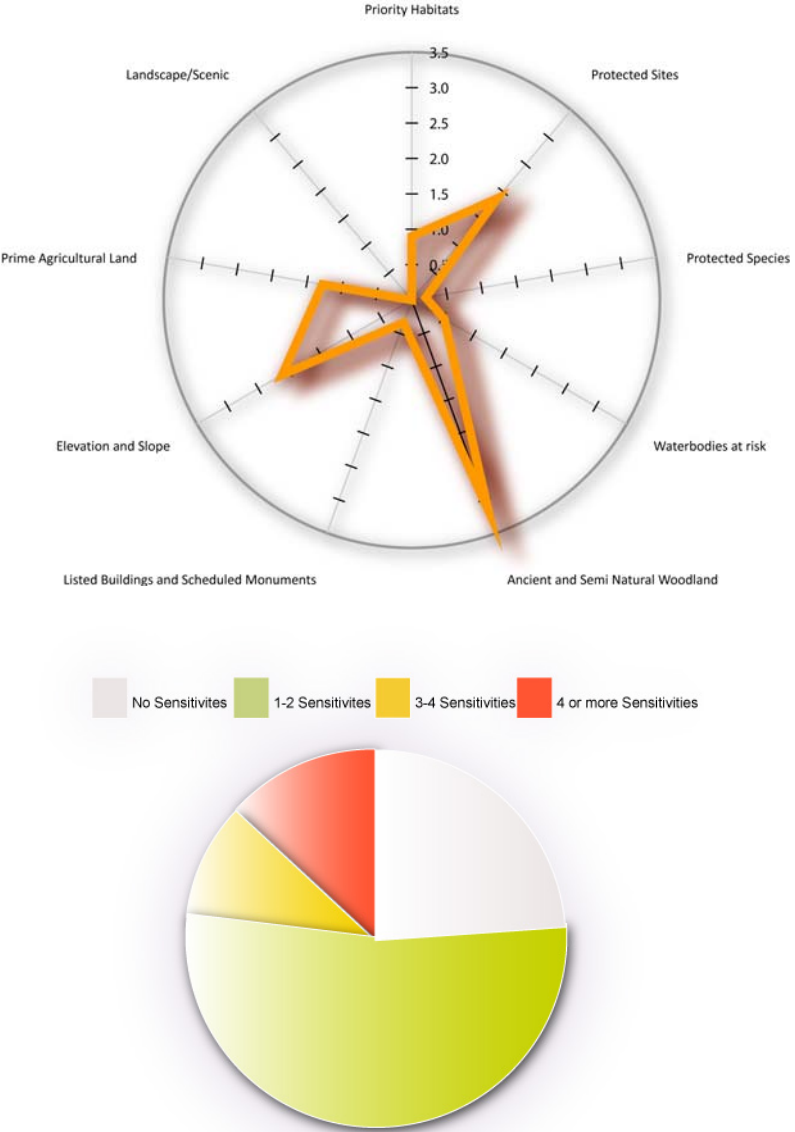


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# Strategic Sensitivities 2011 Ballinluig

- Preferred MIR site (consultation)

Employment

Housing

Mixed Use

Opportunity

Listed Building

Key Facility - Sustainable Centres
- Priority and protected species

Land Capability for Agriculture

Scheduled Monument

Non Scheduled Archeology

Gardens and Designed Landscape

Less than good river waterbody

National Scenic Area

National Nature Reserve

RAMSAR

Special Protection Area - SPA

Special Area of Conservation - SAC

Site of Special Scientific Interest SSSI

Cairngorms National Park

Loch Lomond National Park

Area of Great Landscape Value - AGLV

RSPB Important Bird Area

Ancient Woodland

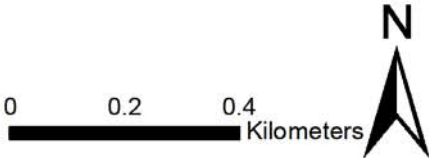
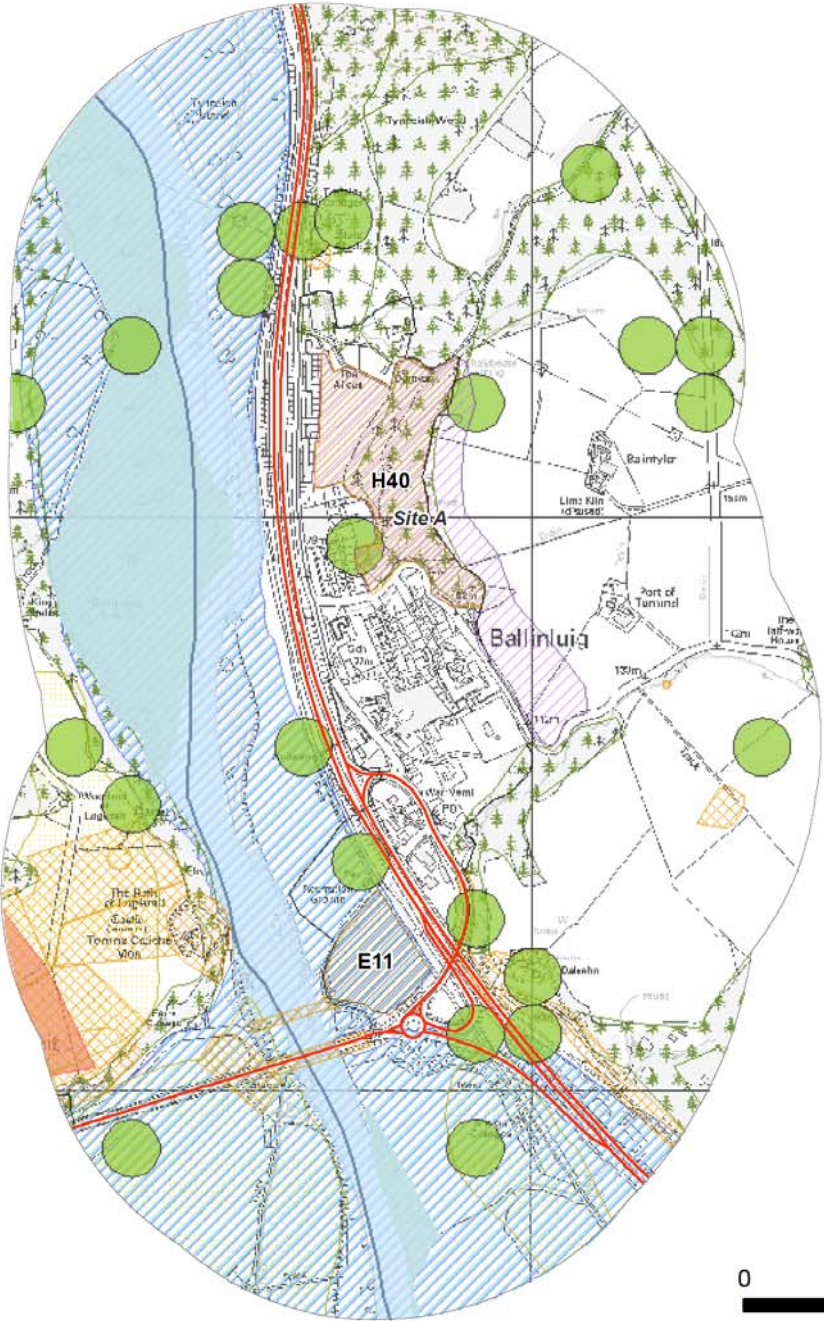
Semi Natural Woodland

Perth and Kinross Greenbelt

1:200 Indicative Flood Extent

Loch Leven Catchment Area

Lunan Catchment Area

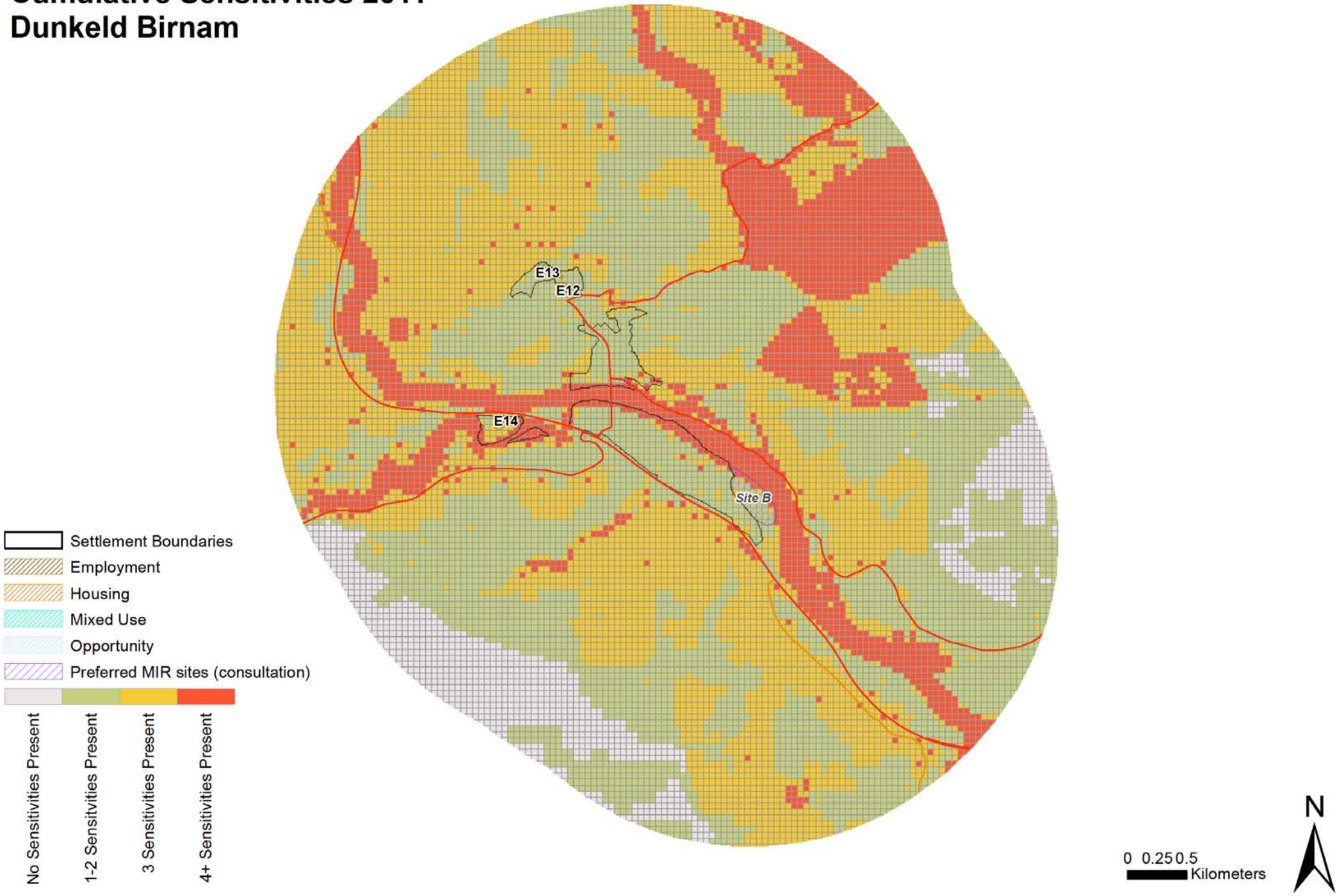


- Employment (E11)  
SSSI
- Special Area of Conservation
- Flooding
- Housing (H40)  
Protected species
- Ancient/semi natural  
woodland
- SSSI
- Special Area of Conservation

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# Cumulative Sensitivities 2011 Dunkeld Birnam

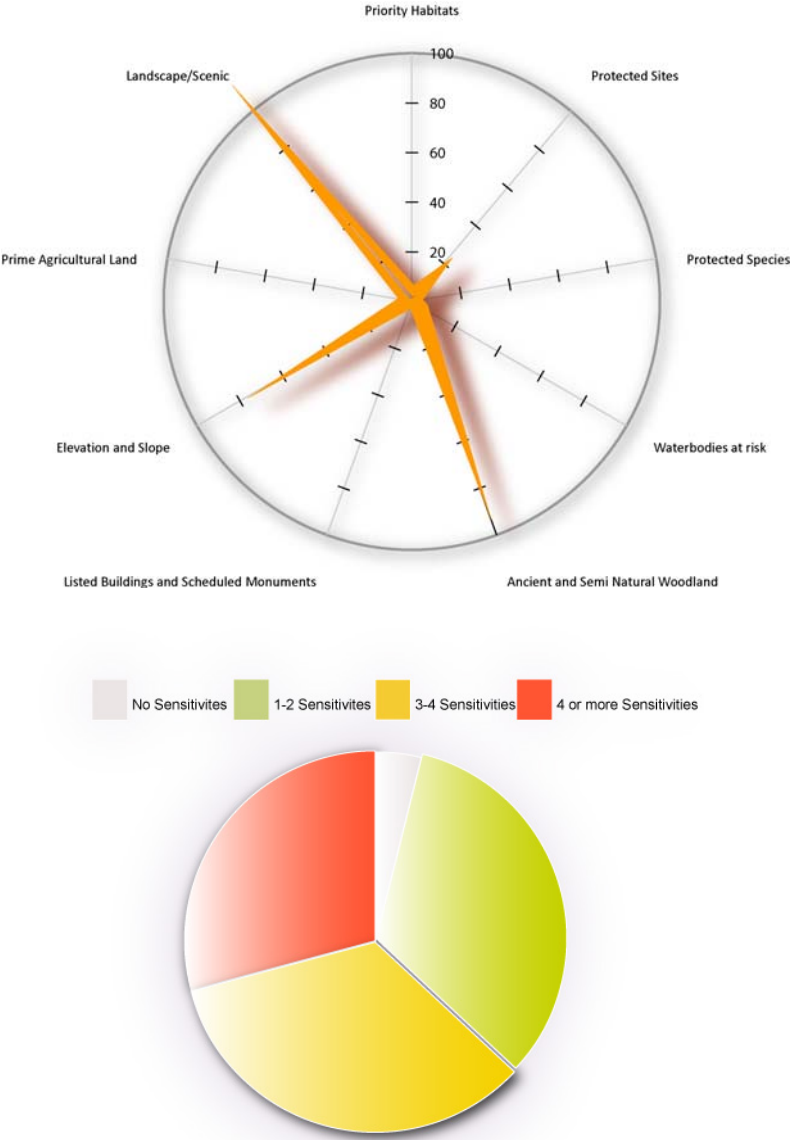


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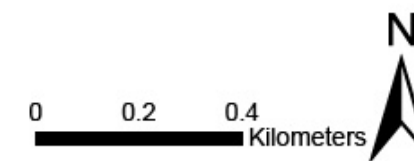
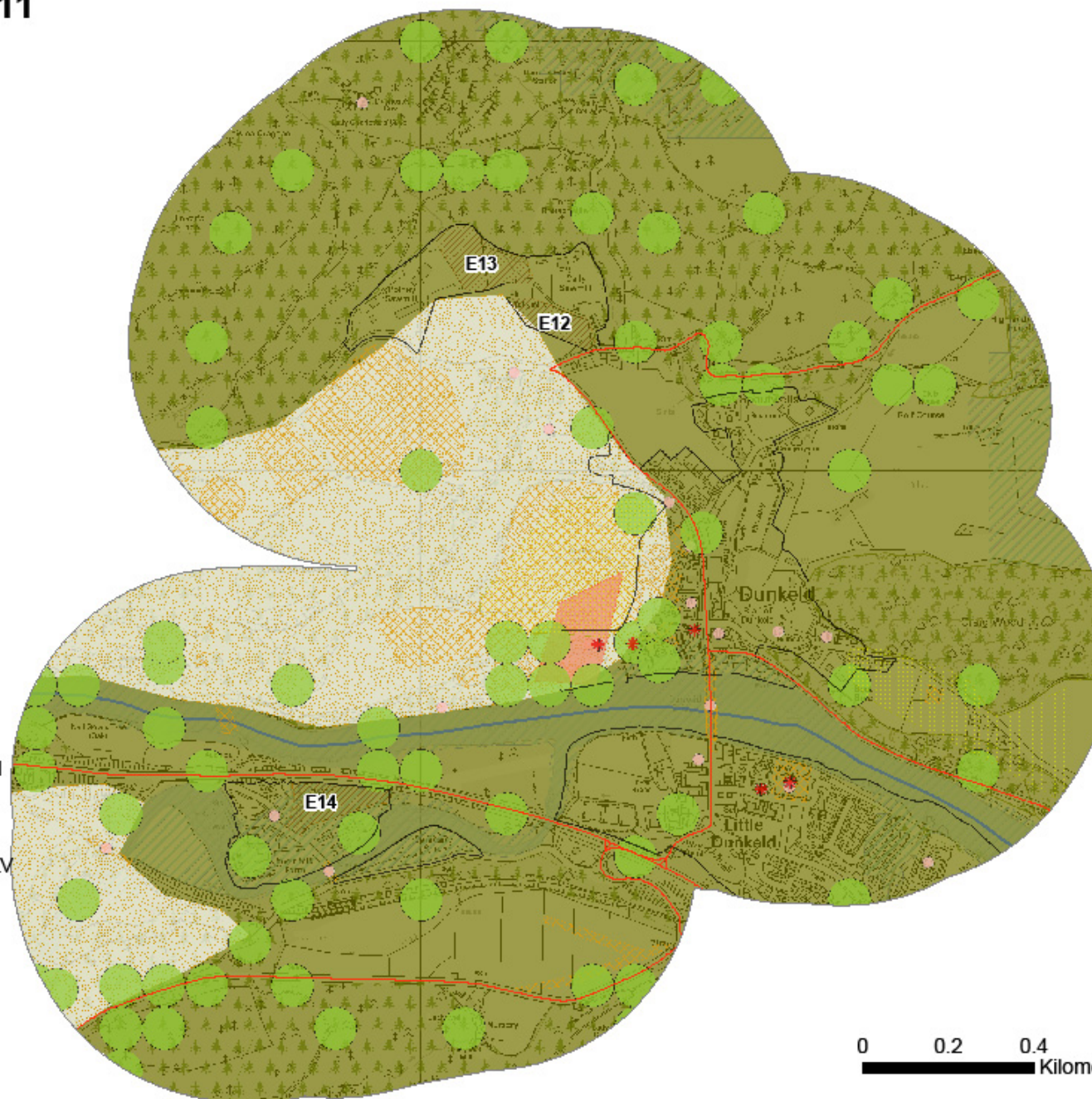
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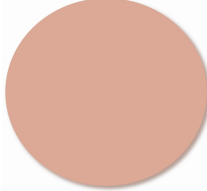
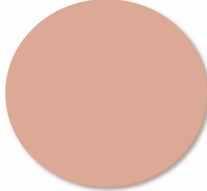

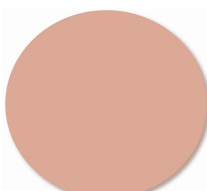
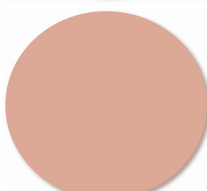
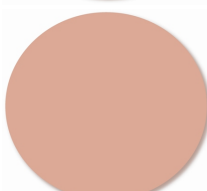




## Strategic Sensitivities 2011 Dunkeld Birnam/Inver

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area

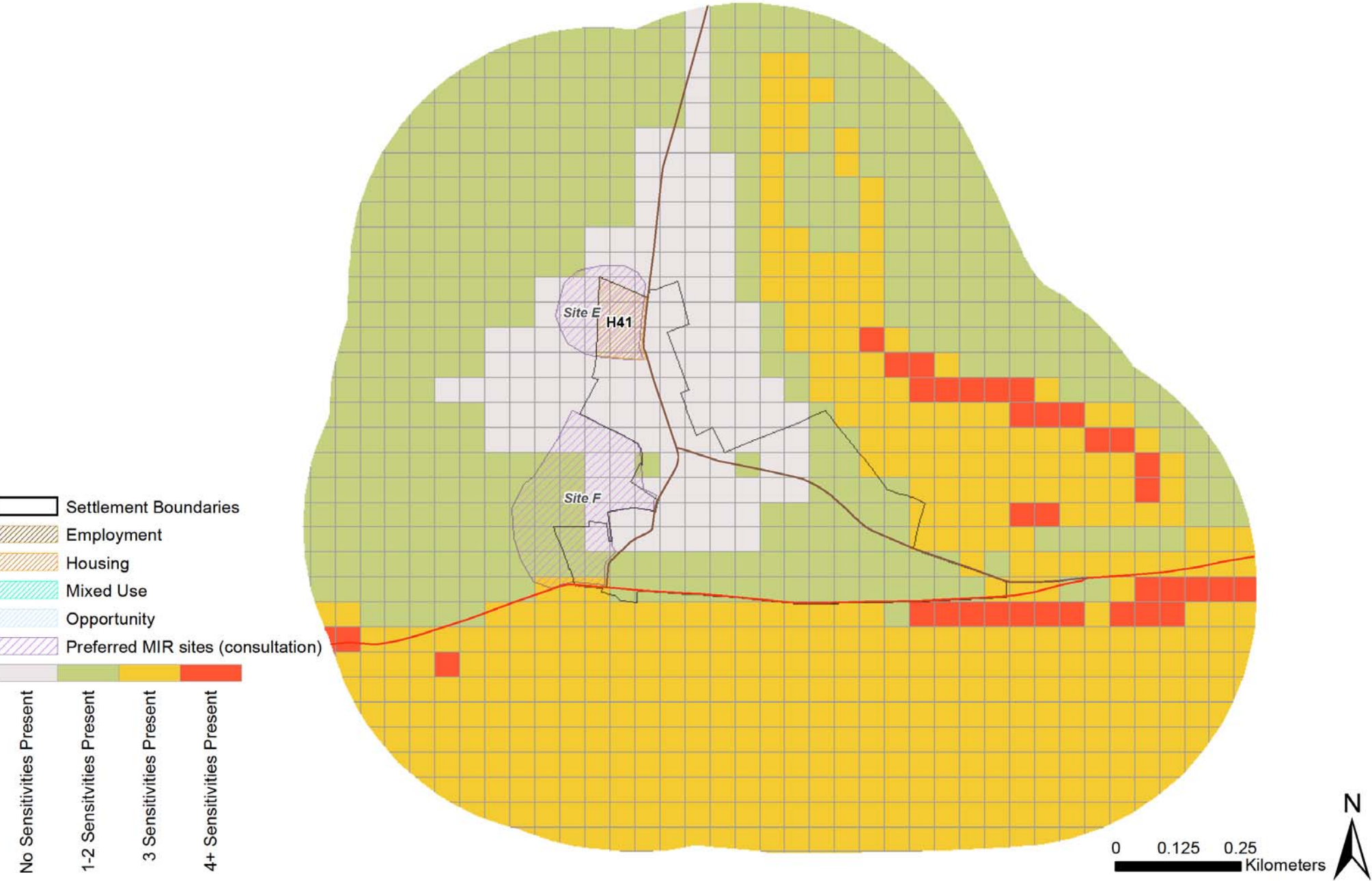


-  Employment (E12)  
National Scenic area
-  Employment (E13)  
National Scenic Area
-  Employment (E14)  
Protected species
-  Flooding
-  National Scenic Area
-  Special Area of Conservation

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# Cumulative Sensitivities 2011 Fearnan

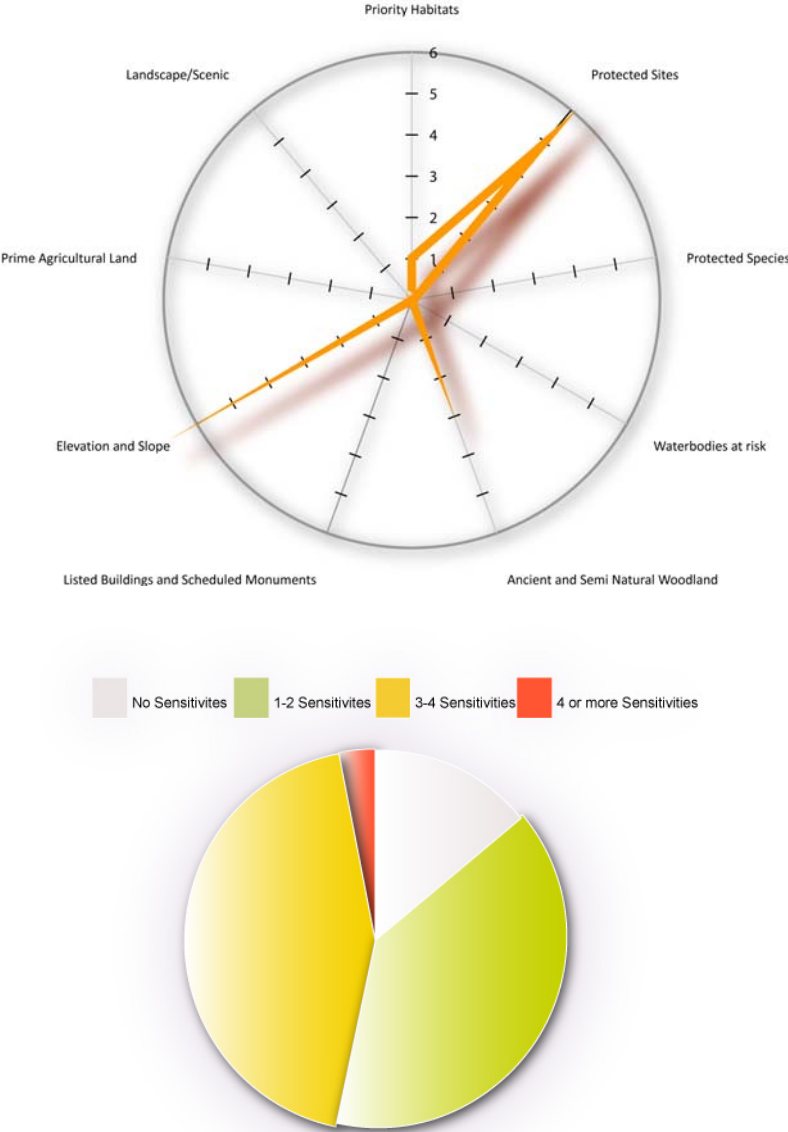


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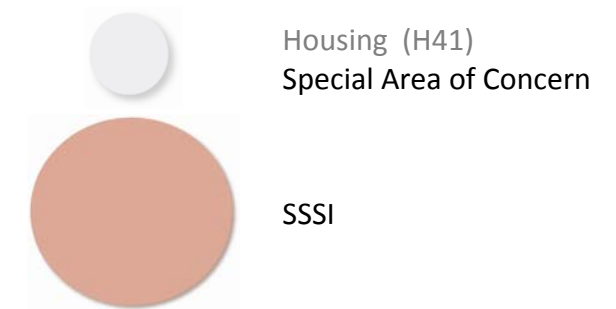
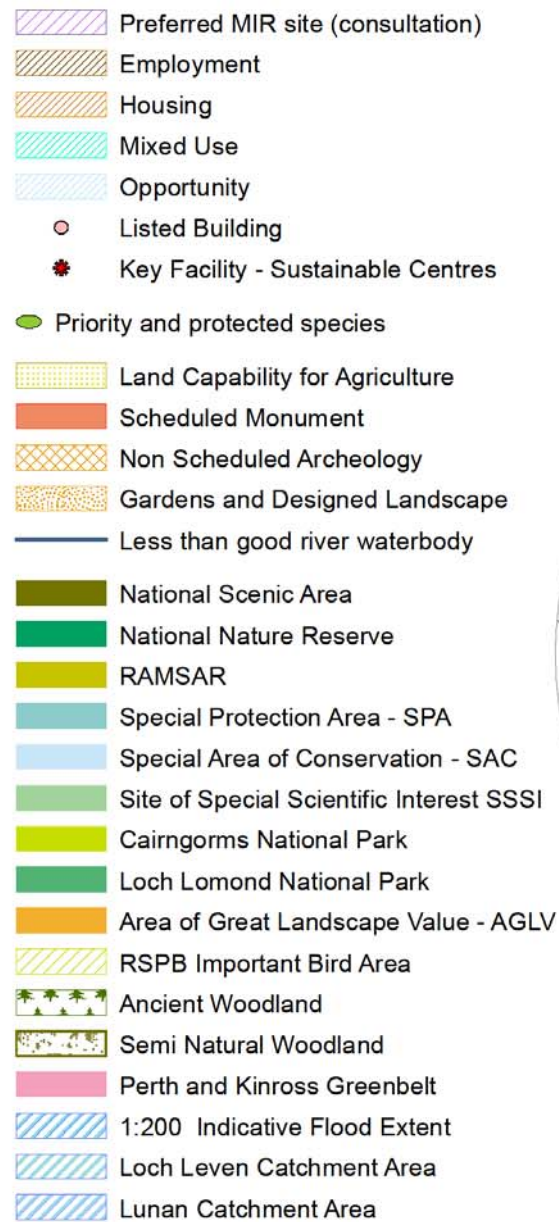
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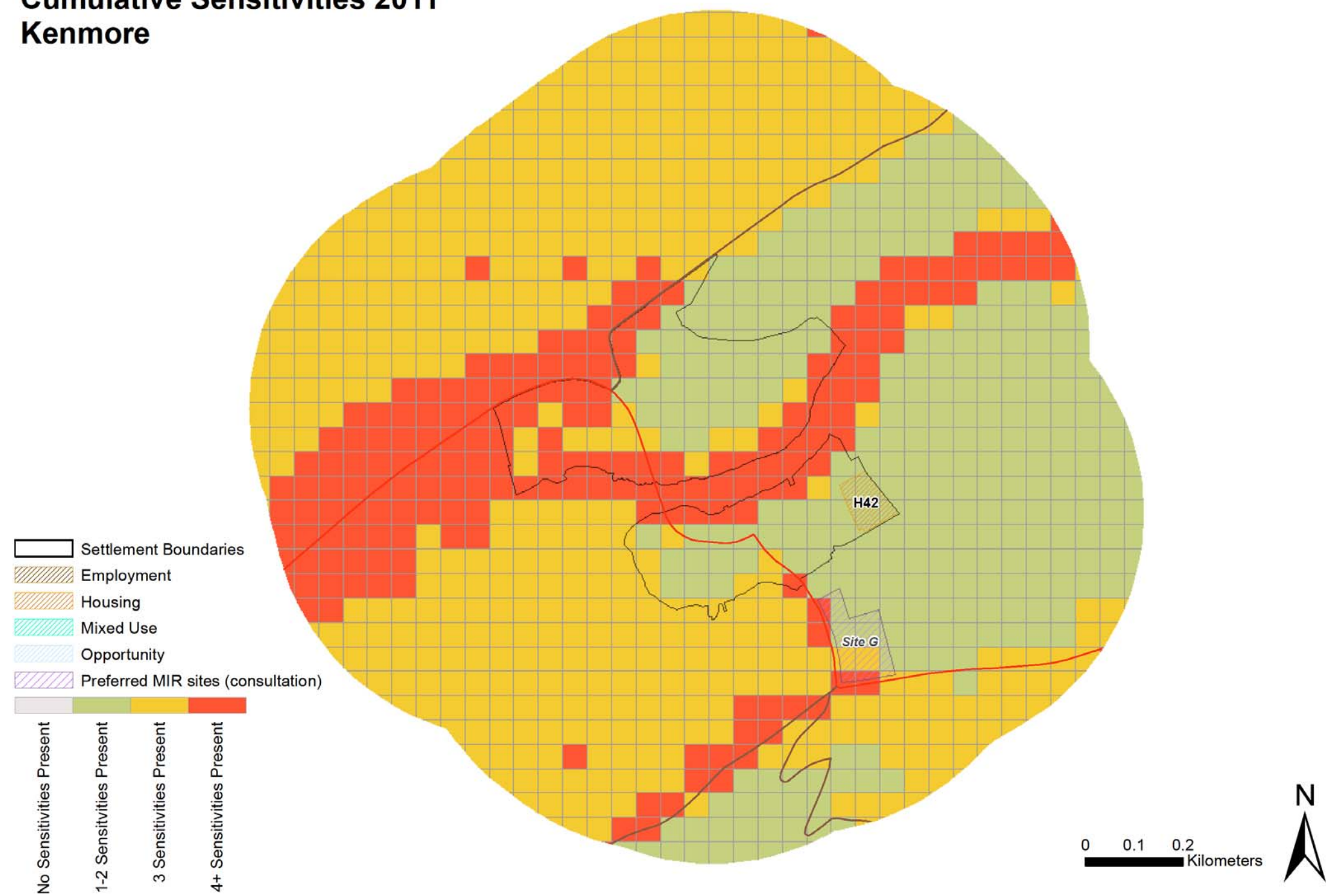
## Strategic Sensitivities 2011

### Fearnan





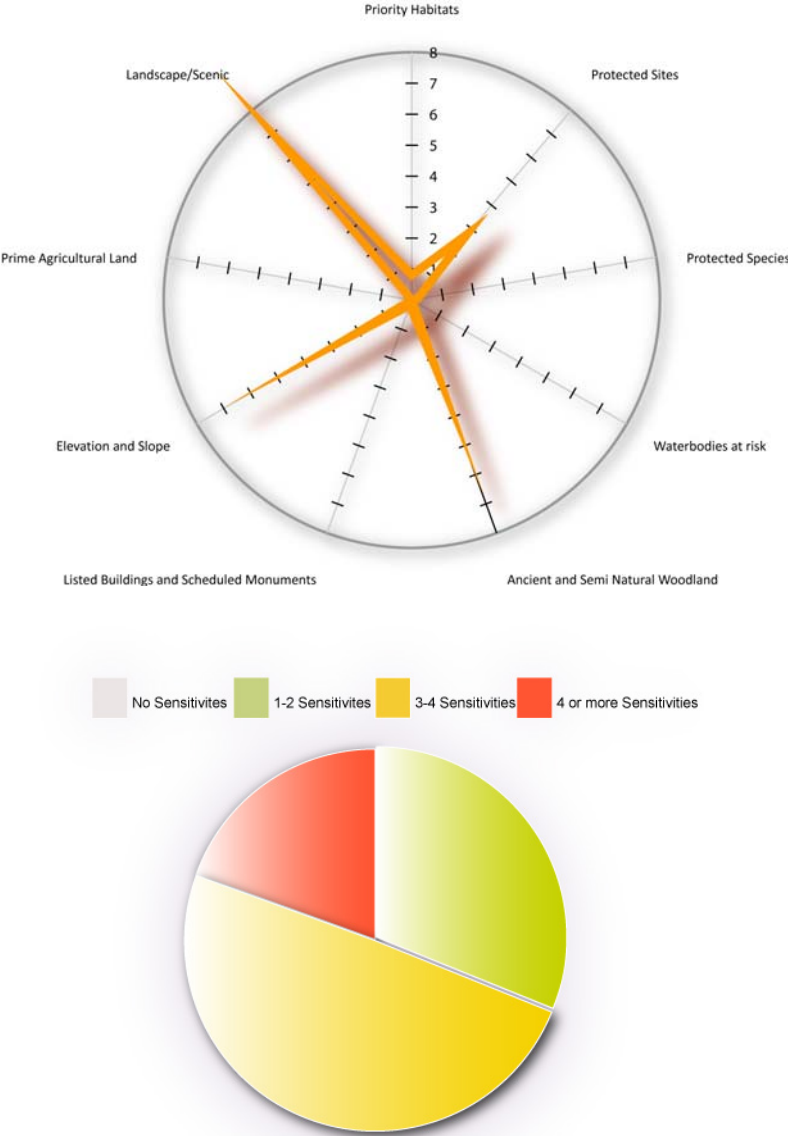
# Cumulative Sensitivities 2011 Kenmore



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# Strategic Sensitivities 2011 Kenmore

- Preferred MIR site (consultation)

Employment

Housing

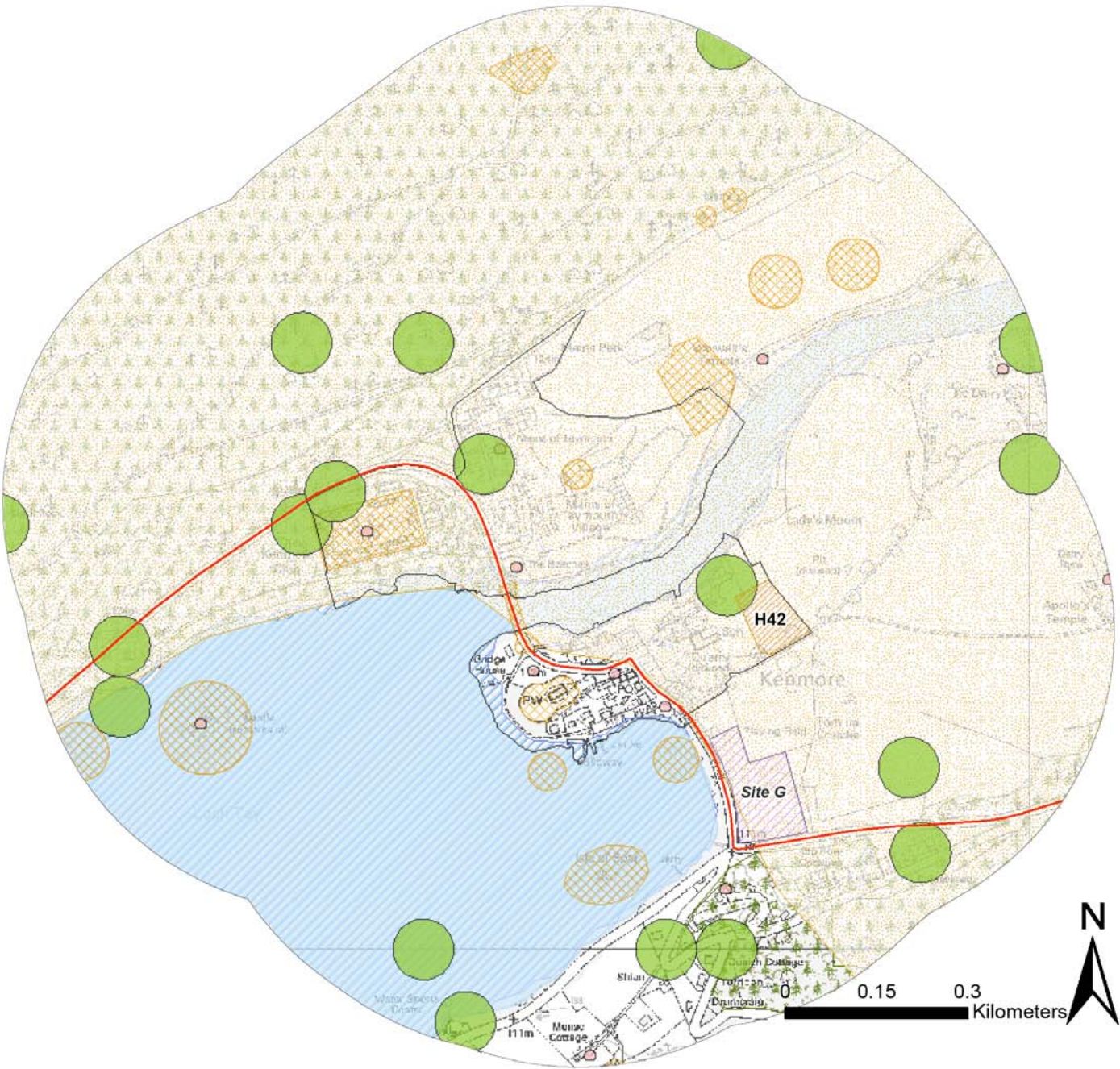
Mixed Use

Opportunity

Listed Building

Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
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- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
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- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area

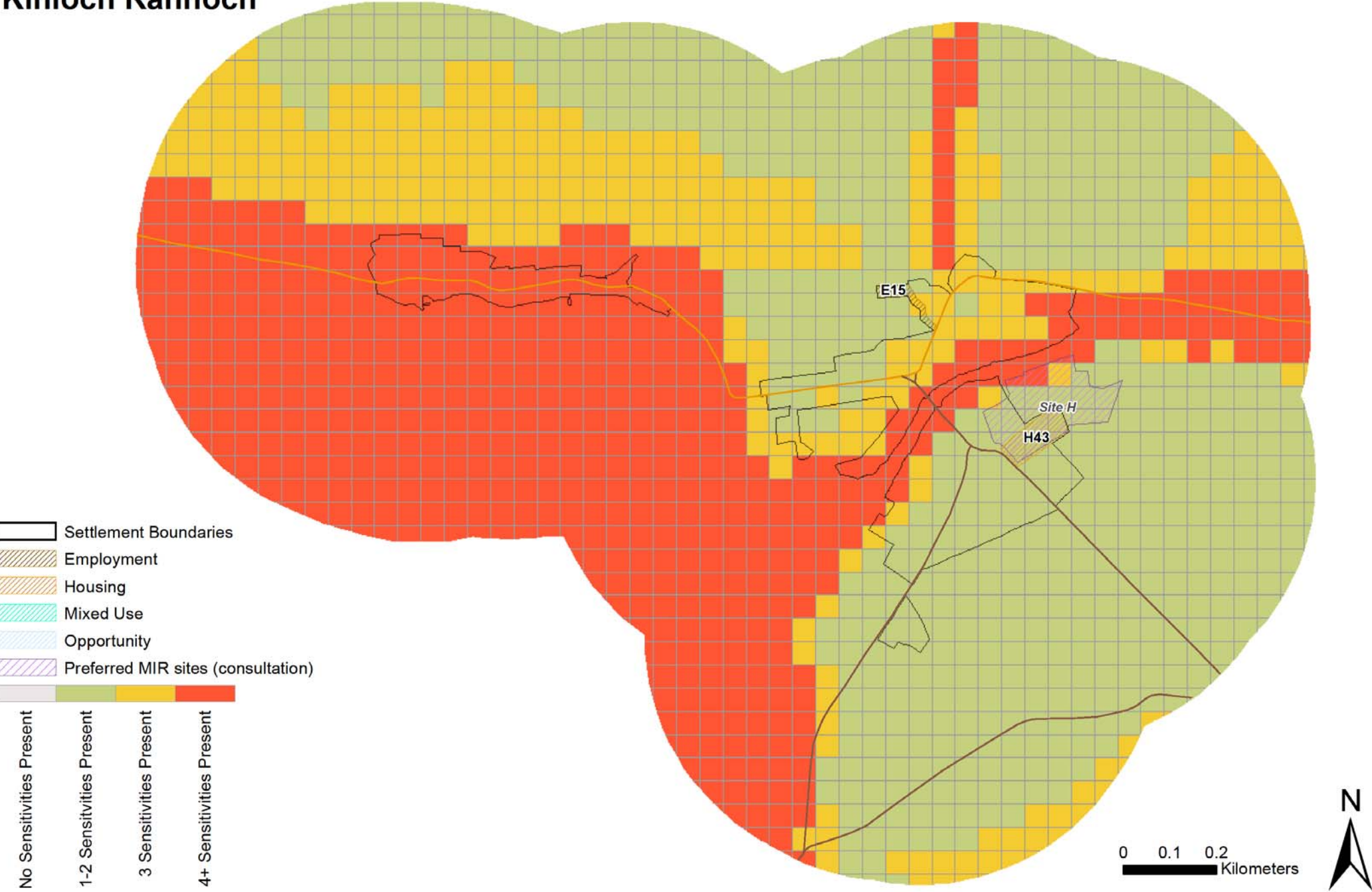
- Housing (H42)
- Protected species
- Garden and Designed landscape
- Special Area of Conservation



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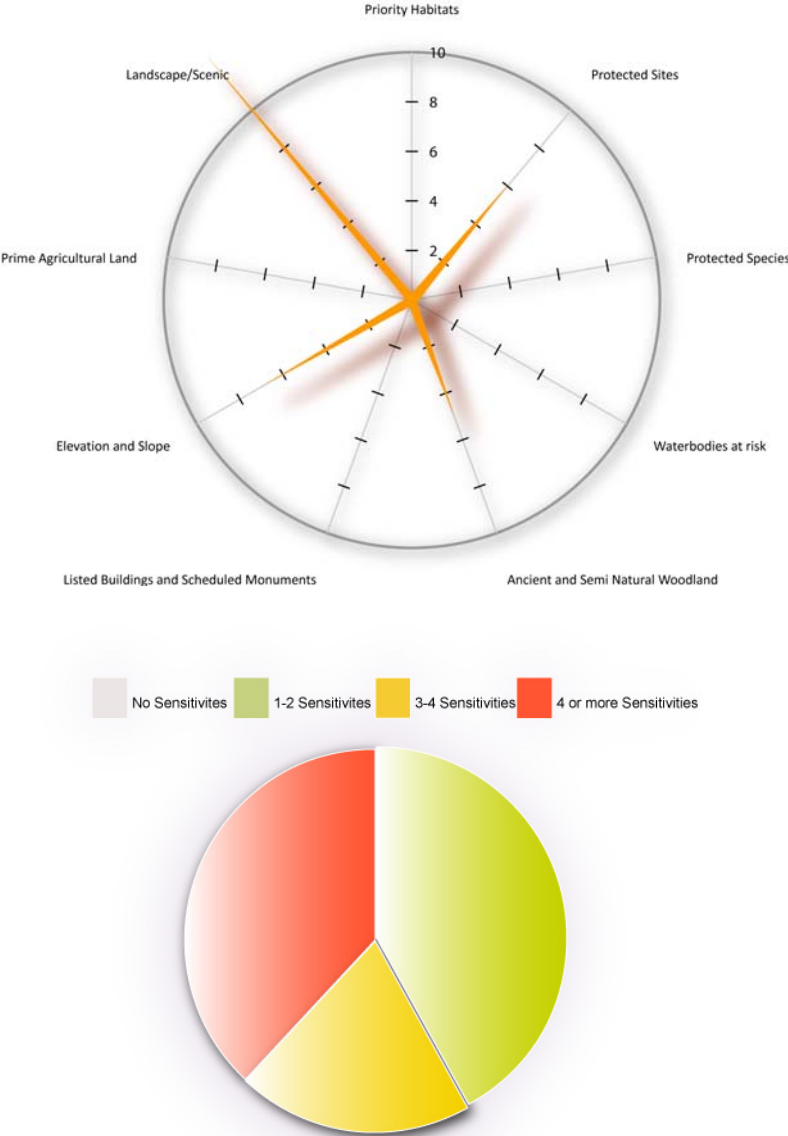
# Cumulative Sensitivities 2011 Kinloch Rannoch



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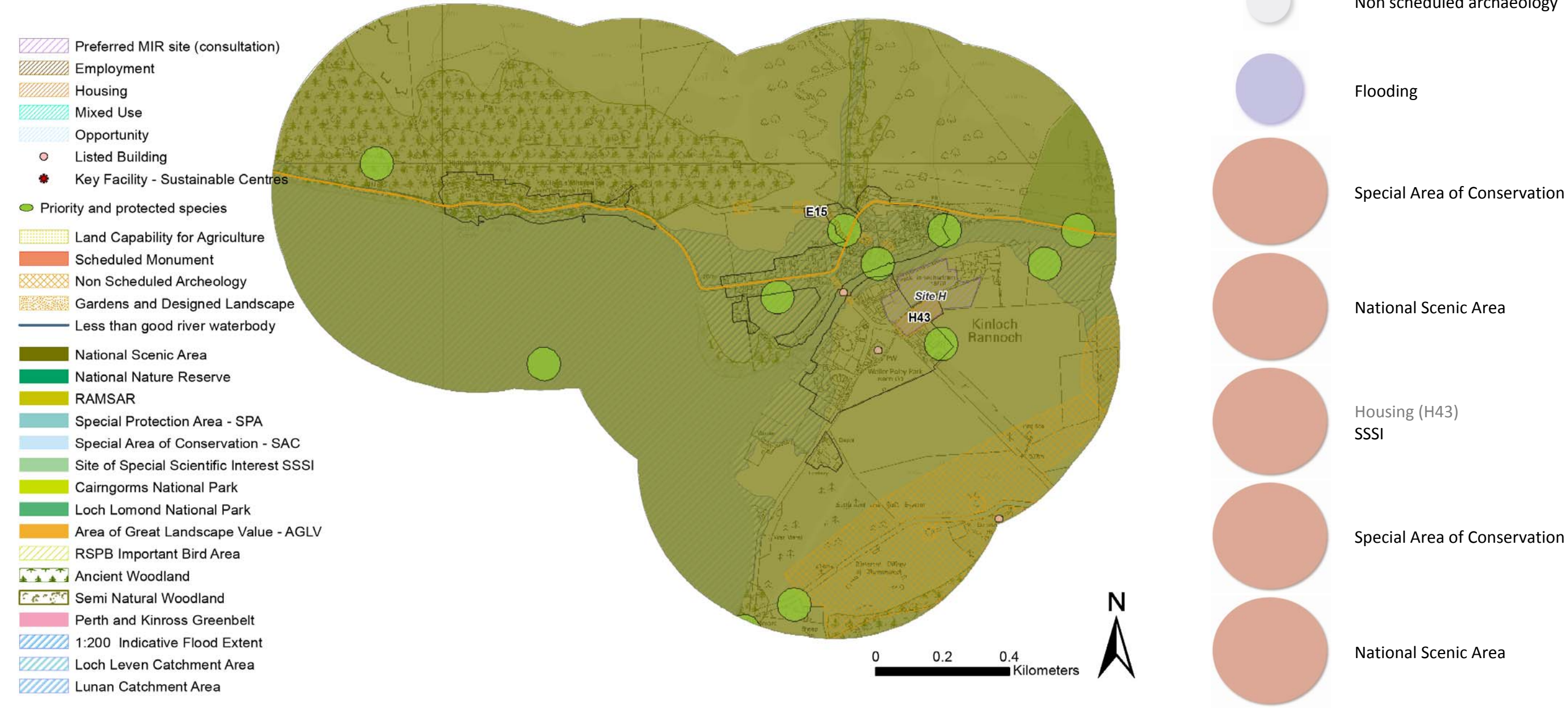
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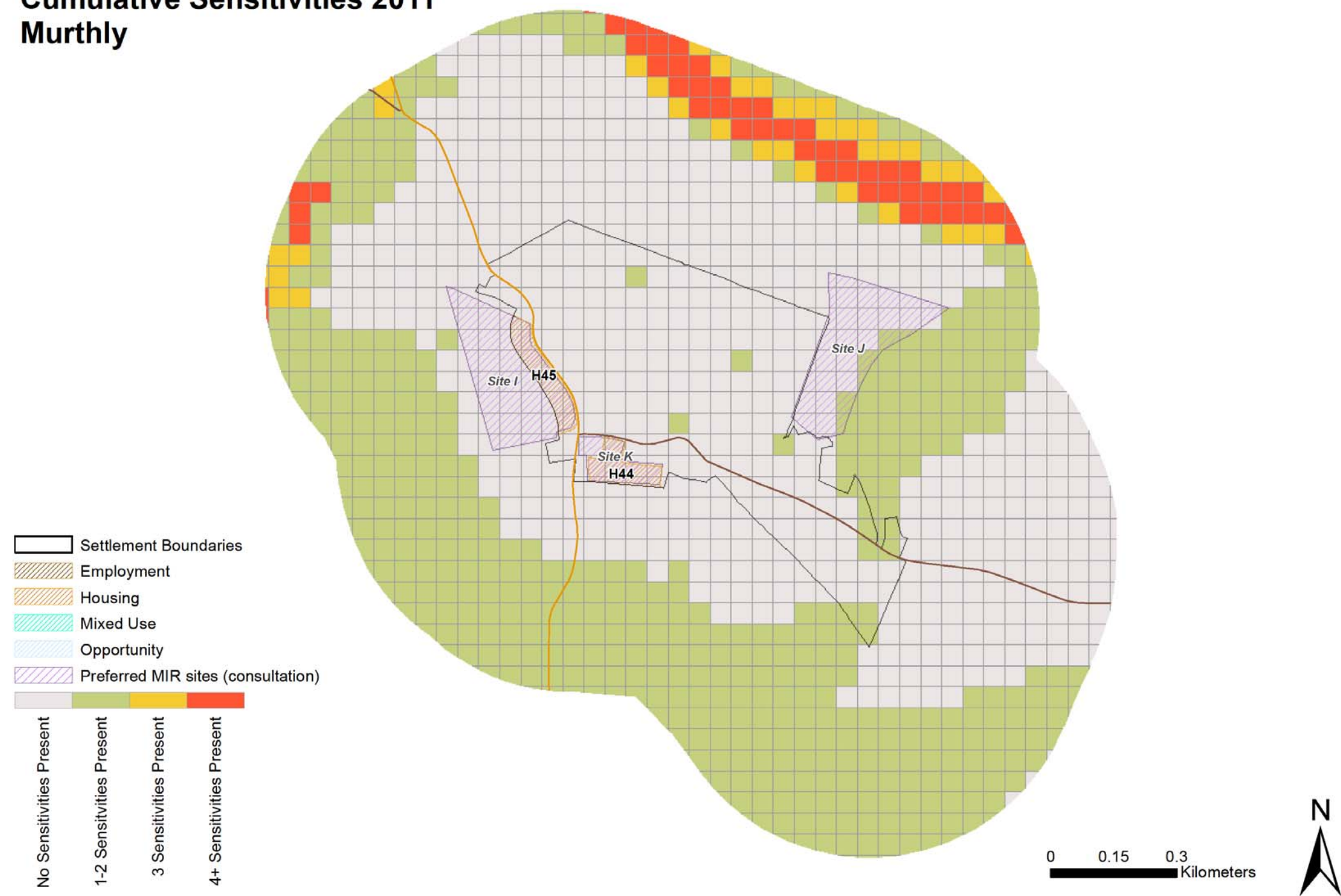


# Strategic Sensitivities 2011 Kinloch Rannoch



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# Cumulative Sensitivities 2011 Murthly

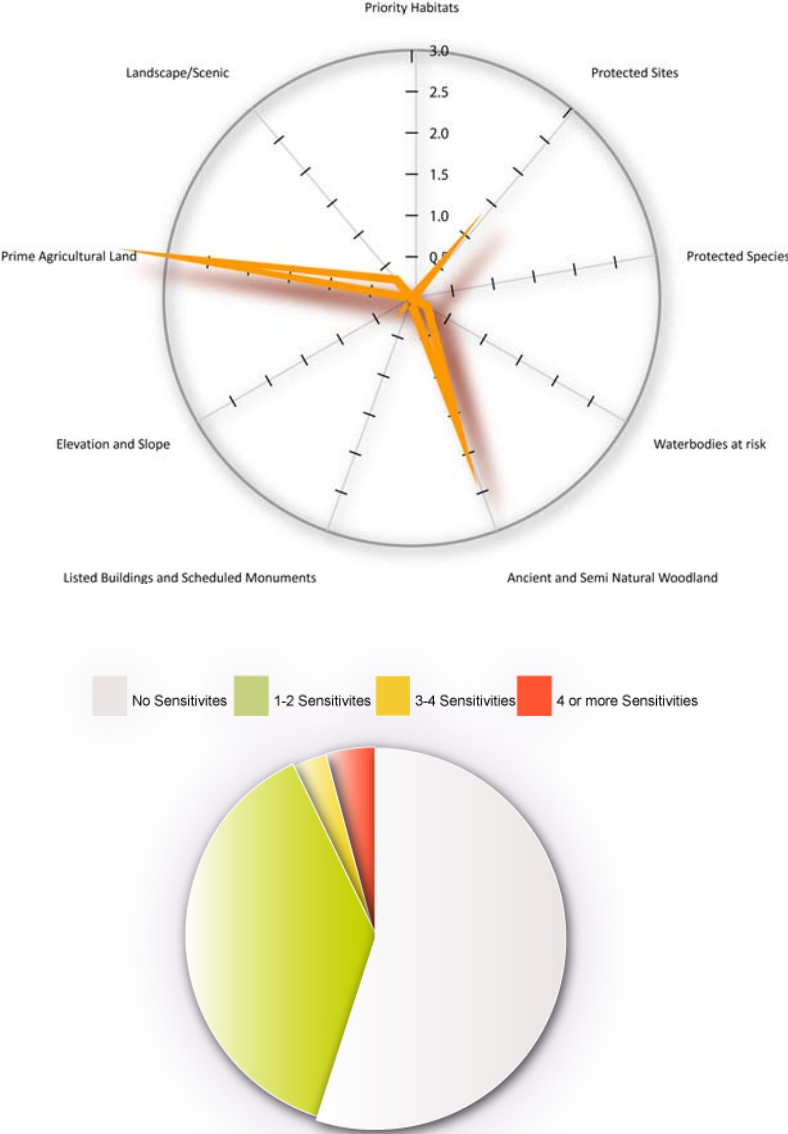


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# Strategic Sensitivities 2011 Murthly

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
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- Lunan Catchment Area



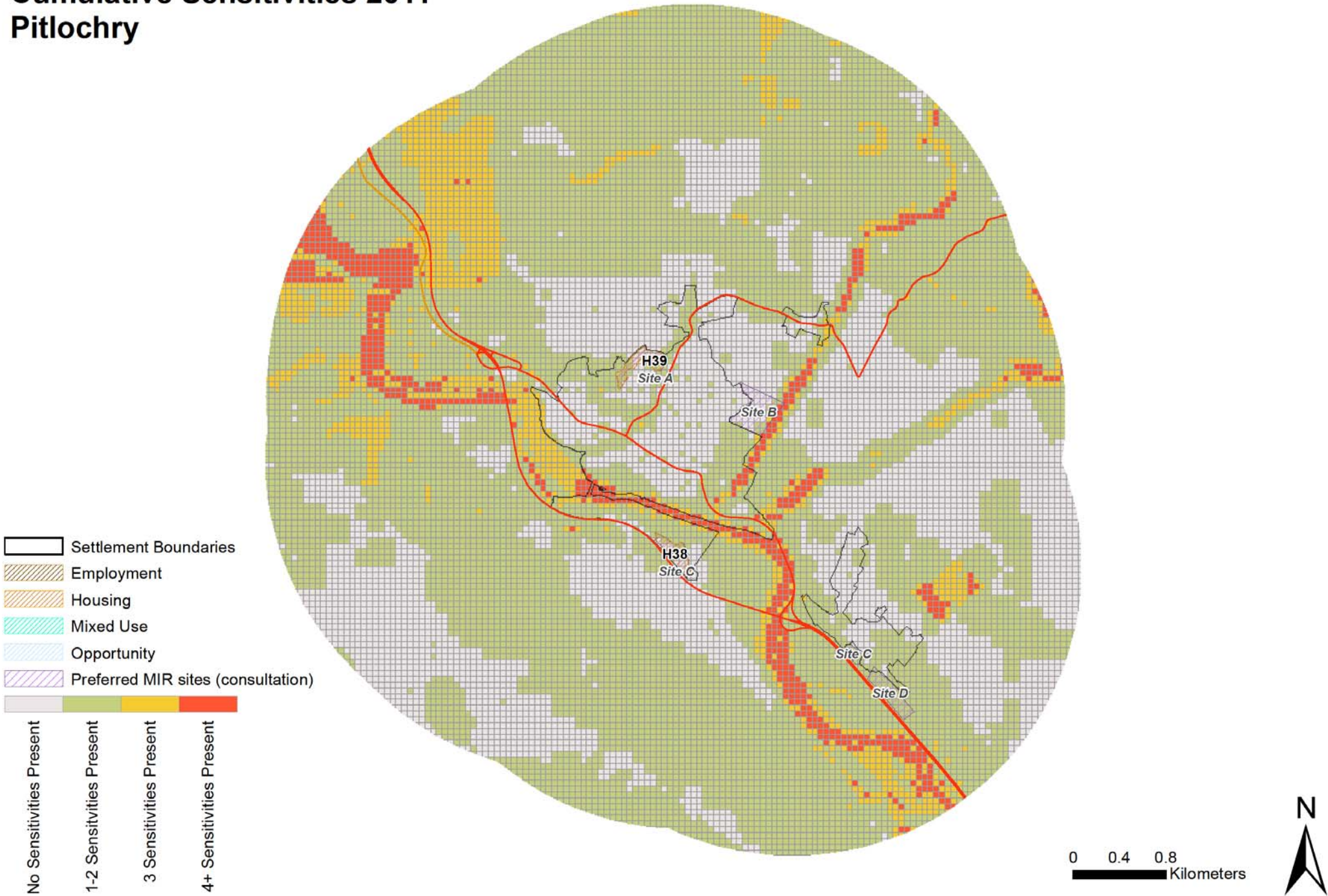
Housing (H44)  
No Sensitivities

Housing (H45)  
Non scheduled archaeology

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# Cumulative Sensitivities 2011 Pitlochry

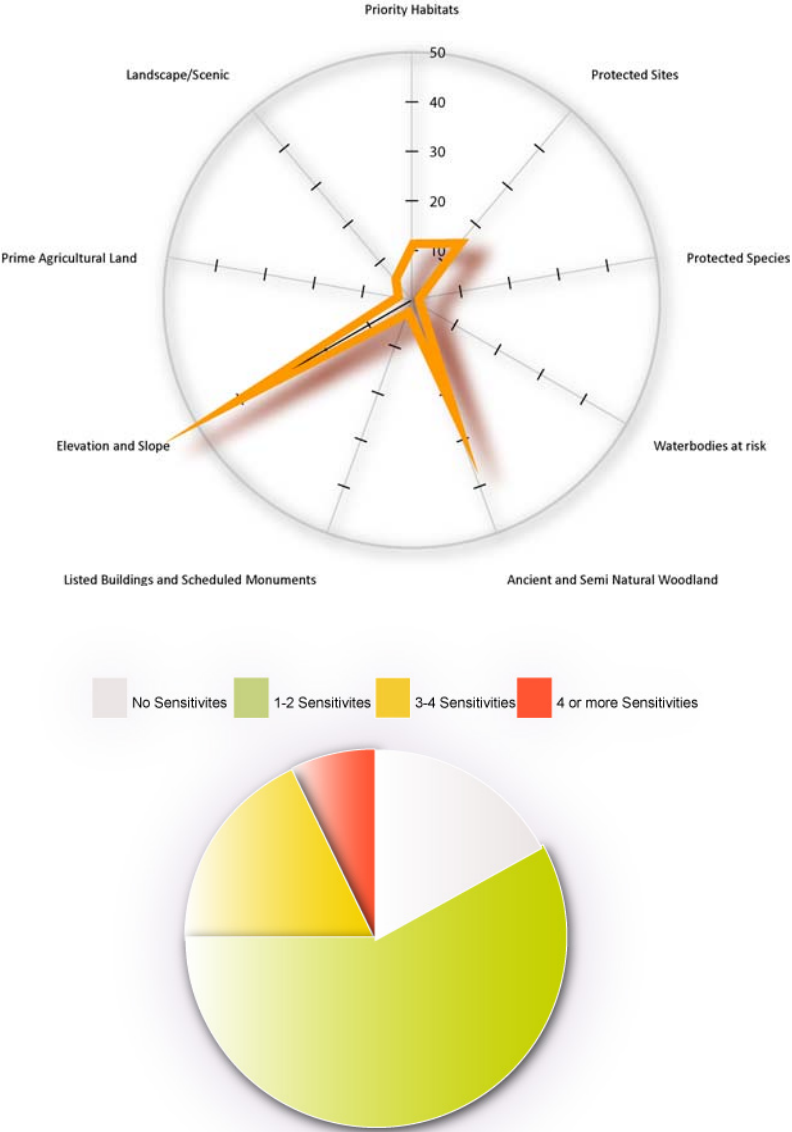


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## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

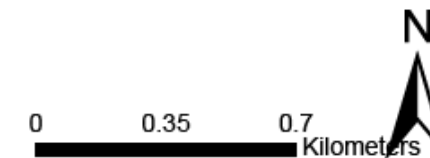
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



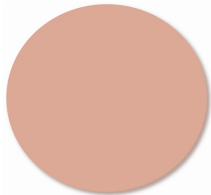






## Strategic Sensitivities 2011 Pitlochry

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



-  Housing (H38)
-  Ancient and semi natural woodland
-  Special Area of Conservation
-  Housing (H39)
-  Protected species

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KINROSS-SHIRE HOUSING MARKET AREA

Housing and Employment Land Requirement

- 5.1 In line with TAYplan hierarchical approach and the special protection afforded to Loch Leven, the Plan seeks to concentrate the majority of development within the principal settlements of Kinross and Milnathort where local services, employment and transport are concentrated and where waste water can best be dealt with. The remaining residential requirement will be allocated to the larger villages in the rural area, but outwith the Loch Leven Catchment Area.
- 5.2 Table 5.5 below sets out the housing and employment land requirements for the Highland Housing Market Area up to 2024 based on the new Proposed TAYplan annual HMA build rates.

Table 5.5: Total Land Requirement for the Kinross-shire HMA

| Settlement Name      | Housing Land Requirement (Units)  | Housing Land Requirement (ha) | Employment Land Requirement (ha) | Total Land Requirement (ha) |
|----------------------|-----------------------------------|-------------------------------|----------------------------------|-----------------------------|
| Kinross & Milnathort | 440                               | 22                            | 28                               | 50                          |
| Ochil Hills Hospital | Site already has planning consent |                               |                                  |                             |
| Balado               | 35                                | 2                             | 2                                | 4                           |
| Hattonburn           | 30                                | 1.5                           | 0                                | 1.5                         |
| Powmill              | 120                               | 6                             | 1.5                              | 7.5                         |
| Scotlandwell         | 30                                | 1.5                           | 0                                | 1.5                         |
| Rumbling Bridge      | 0                                 | 0                             | 1                                | 1                           |
| Blairingone          | 0                                 | 0                             | 0.5                              | 0.5                         |

Cumulative Strategic Sensitivities

- 5.3 The assessment of the cumulative strategic sensitivities at Kinross/Milnathort (which includes the settlements of Balado and Hattonburn) identified that within the 2.5 km expansion area buffer the majority of land (74%) is either free of or has 1-2 sensitivities present. The remaining 26% represents areas where development could potentially impact on 3-4 sensitivities (8%) or 4+ sensitivities (18%).

- 5.4 The assessment for the additional Kinross HMA settlements identified that at:
- ◆ **Powmill** – 90% of the land is either free of or has 1-2 sensitivities present and the remaining 10% represents areas where there are 3-4 sensitivities (6%) or 4+ sensitivities (4%)
  - ◆ **Scotlandwell** – 91% of the land is either free of or has 1-2 sensitivities present and the remaining 9% represents areas where there are 3-4 sensitivities
  - ◆ **Rumbling Bridge** – 88% of the land is either free of or has 1-2 sensitivities present and the remaining 12% represents areas where there are 3-4 sensitivities (8%) or 4+ sensitivities (4%)
  - ◆ **Blairingone**– 97% of the land is either free of or has 1-2 sensitivities present and the remaining 3% represents areas where there are 3-4 sensitivities

- 5.5 The *Cumulative Strategic Sensitivities and Development Pressures* maps on the following pages lend a spatial element to the above information. The maps overlay both the MIR site options and the Proposed Plan sites to help identify where development could impact on a number of overlapping sensitivities. This allows the plan-makers to focus in on those locations where there are no or limited sensitivities present as possible future development sites. Where there are sensitivities present on proposed sites, further interrogation work can then be undertaken to ascertain the type and extent of those sensitivities and whether or not it is possible to mitigate for and/or enhance the potential impacts of development.

Significant Strategic Sensitivities

- 5.6 A further study of the type and extent of those sensitivities highlights that the key issues arising within the buffer at Kinross/Milnathort (including Hattonburn) as a result of the development proposals include water quality, flooding, prime quality agricultural land, the historic environment, designated sites (SPA/SSSI/Ramsar) and protected species, in particular key bird populations. At the other settlements the combined key issues arising within the buffers as a result of the development proposals include: water quality, non-designated archaeology, flooding, prime quality agricultural land and landscape (AGLV). The *Strategic Sensitivities 2011 - % landcover of settlement area* map at the end of Section 5 also provides a diagrammatic representation of the above information.
- 5.7 The *Strategic Natural and Cultural Sensitivities and Development Pressures* maps to follow lend a spatial element to the above information and provide a picture of



the nature and extent of sensitive areas in the environment within and surrounding the expansion areas.

### Summary of Potential Significant Impacts for the HMA

- 5.8** The *Strategic Sensitivities 2011 - % landcover of plan area* map at the end of this section highlights that overall within the Kinross-shire HMA the key environmental sensitivities present are biodiversity (approx. 40%), landscape (approx. 30%), water and flooding (approx. 10%) and the historic environment (approx. 10%).





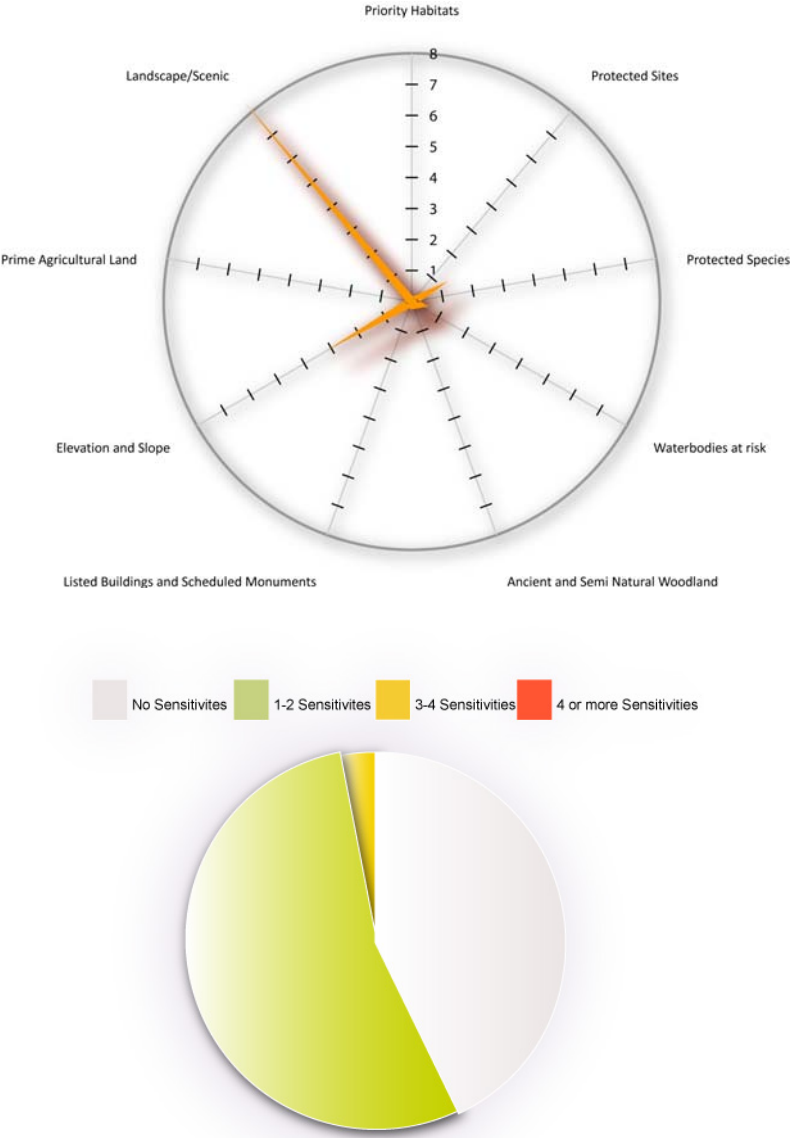
# Cumulative Sensitivities 2011 Blairingone



## Map Description

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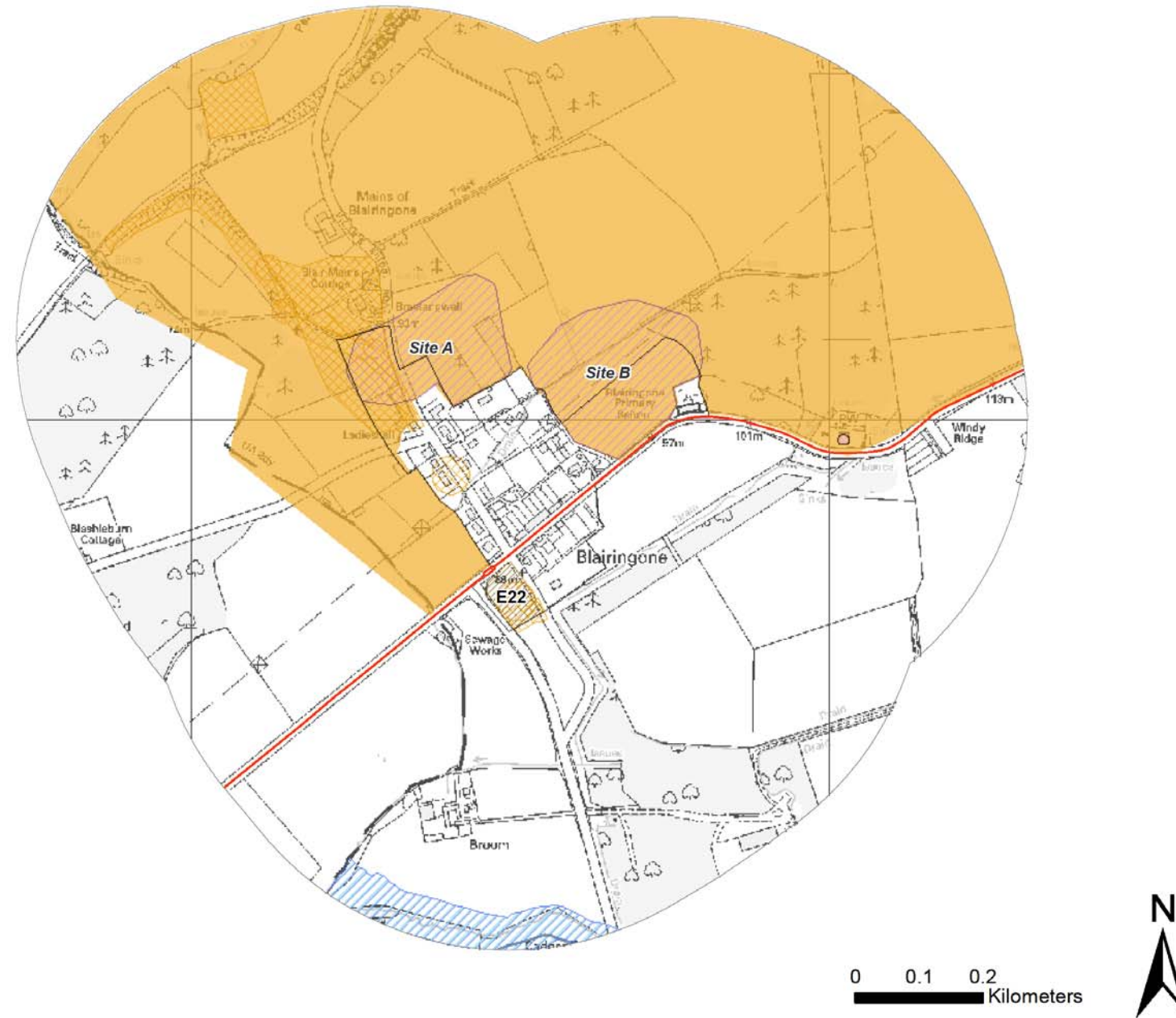
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



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## Strategic Sensitivities 2011

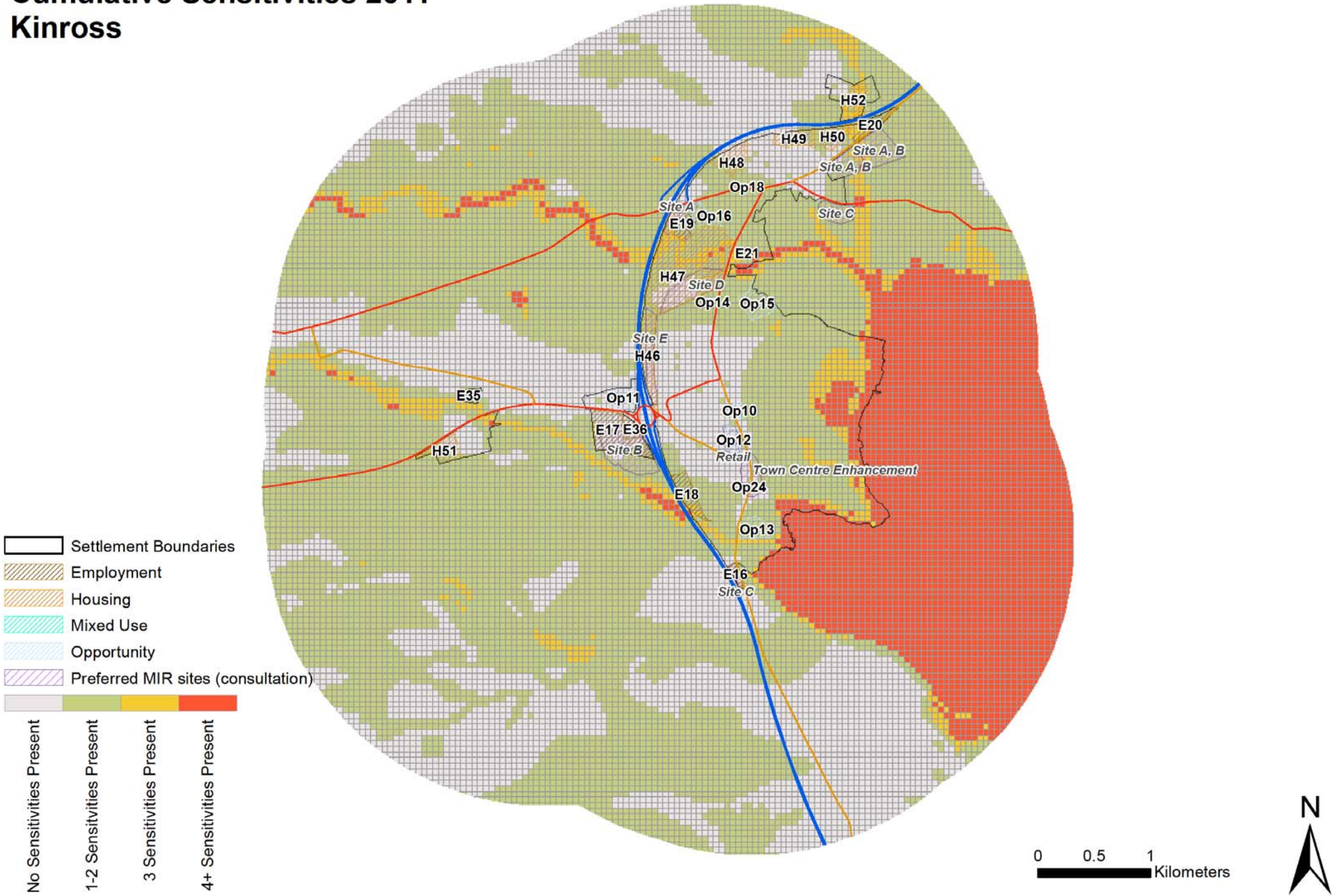
### Blairingone



Employment (E22)  
Non scheduled archaeology



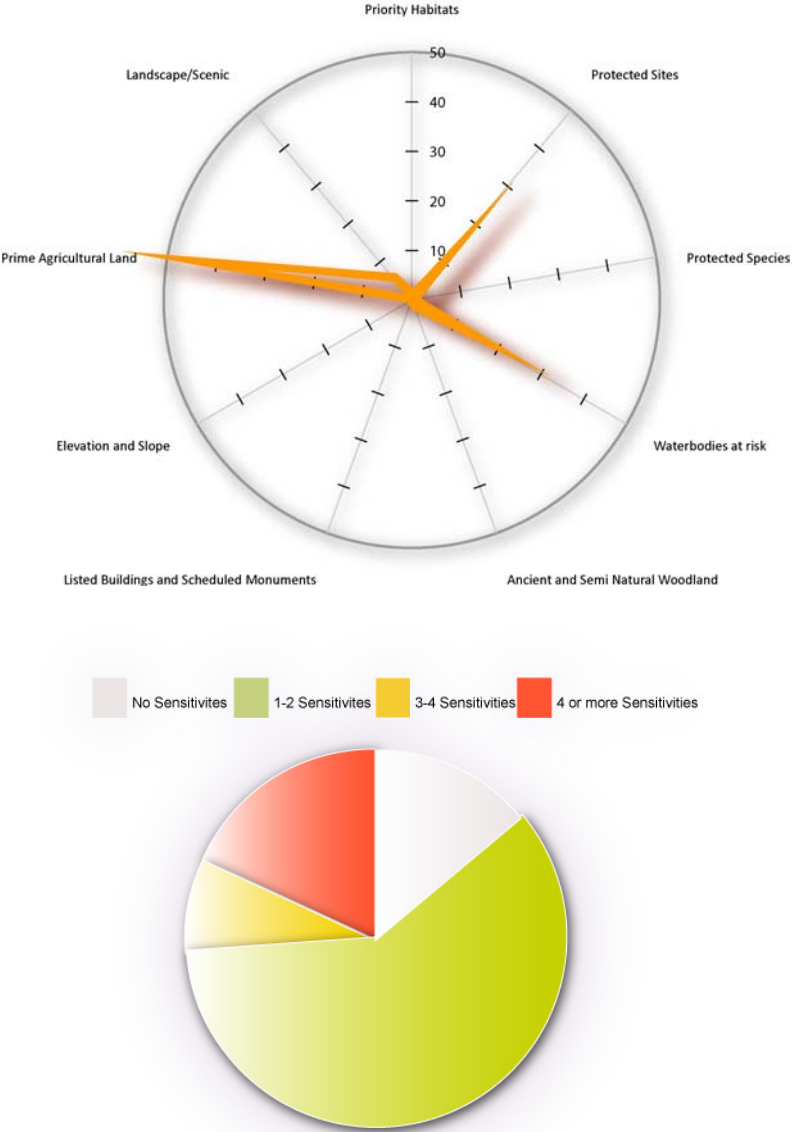
# Cumulative Sensitivities 2011 Kinross



## Map Description

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*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*

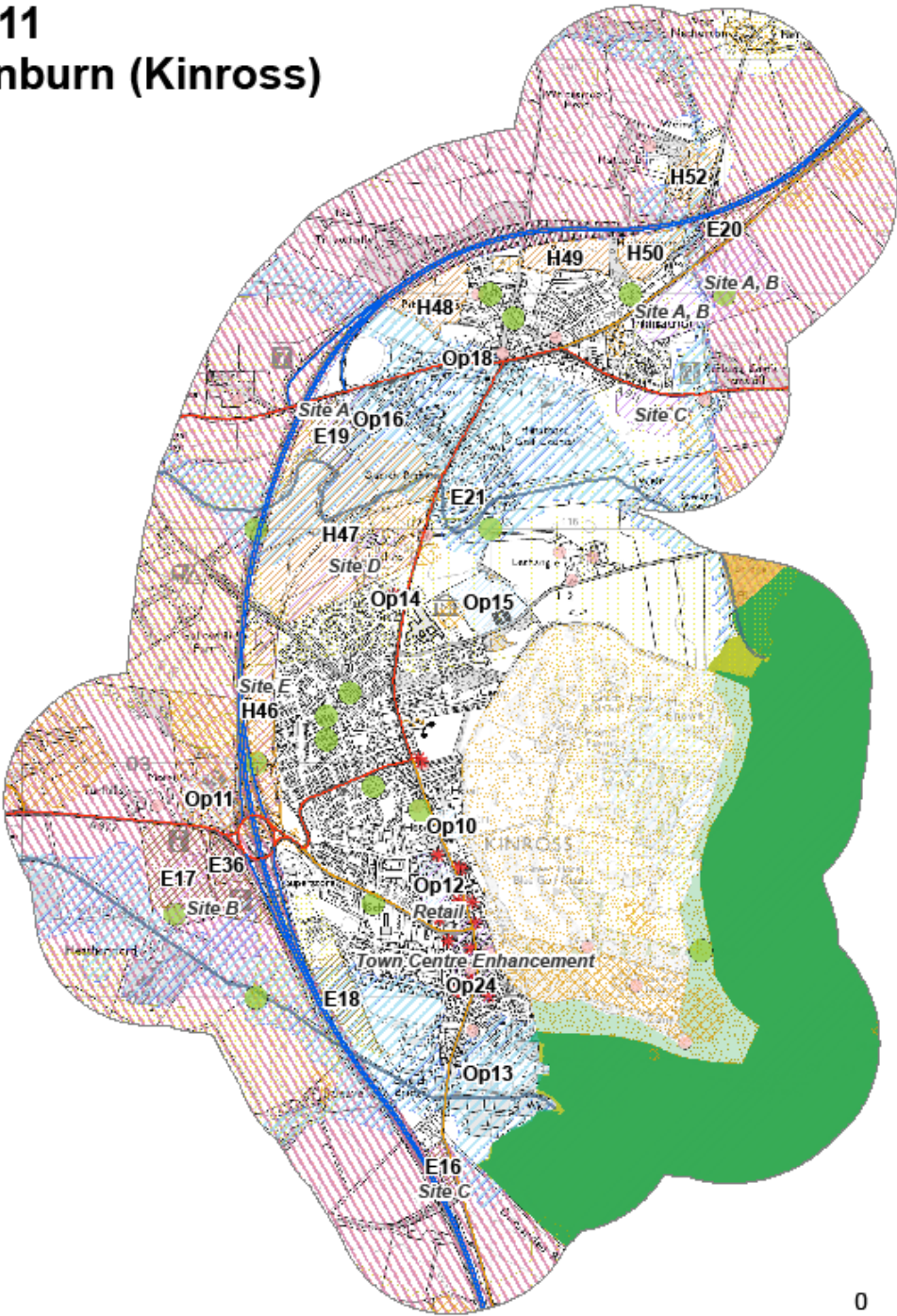


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# Strategic Sensitivities 2011 Kinross/Milnathort/Hattonburn (Kinross)


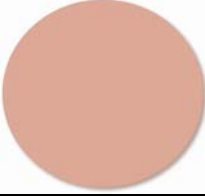
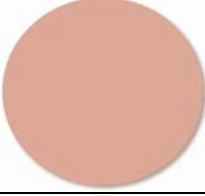
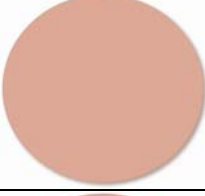
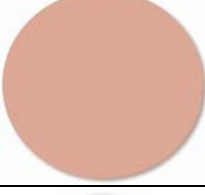





- Preferred MIR site (consultation)
- Car Park and Park and Ride
- Employment
- Housing
- Mixed Use
- Opportunity
- Key Facility - Sustainable Centres
- Priority and protected species
- Listed Building
- Scheduled Monument
- Non Scheduled Archeology
- Land Capability for Agriculture
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area





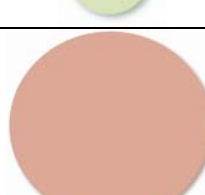

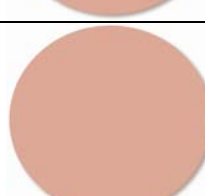
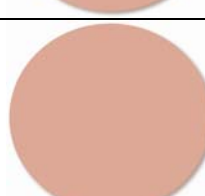



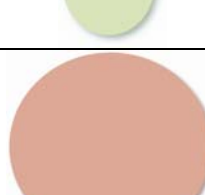
- Housing (H52)
- Loch Leven catchment
- Flooding
- Prime agricultural land
- Water quality – intercatchment at risk
- Employment (E16)
- National Nature Reserve
- SSSI/SPA/RAMSAR
- Loch Leven catchment
- Water quality – intercatchment at risk
- Employment (E17)
- Protected species
- Flooding
- Prime agricultural land






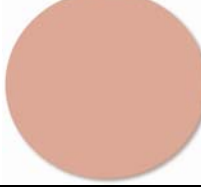
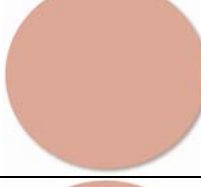
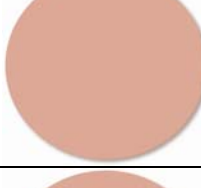
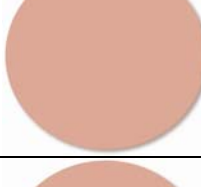

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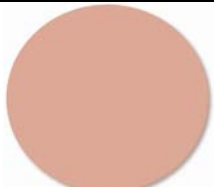

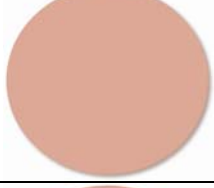
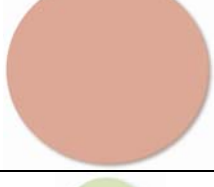


| % of site area affected   | Site Reference & Strategic Sensitivities           |
|---|--|
|    | Employment (E17) continued<br>Loch Leven catchment |
|    | Water quality – intercatchment at risk             |
|    | Employment (E18)<br>Flooding                       |
|    | Water quality – intercatchment at risk             |
|   | Prime agricultural land                            |
|  | Housing (H46)<br>Protected species                 |
|  | Loch Leven catchment                               |
|  | Prime agricultural land                            |
|  | Non scheduled archaeology                          |
|  | Water quality – intercatchment at risk             |

| % of site area affected   | Site Reference & Strategic Sensitivities                     |
|---|--|
|    | Housing (H47)<br>Protected species                           |
|    | Less than good rivers  |
|    | Prime agricultural land                                      |
|    | Flooding   |
|    | Water quality – intercatchment at risk                       |
|    | Opportunity (Op10)<br>Gardens and Designed Landscapes        |
|   | Water quality – intercatchment at risk                       |
|  | Opportunity (Op11)<br>Water quality – intercatchment at risk |
|  | Non scheduled archaeology<br>Loch Leven catchment            |
|  | Opportunity (Op12)<br>Water quality – intercatchment at risk |

| % of site area affected   | Site Reference & Strategic Sensitivities                     |
|---|--|
|    | Opportunity (Op13)<br>Water quality – intercatchment at risk |
|    | SSSI/SPA/Ramsar/NNR  |
|    | Flooding   |
|    | Opportunity (Op14)<br>Water quality – intercatchment at risk |
|   | Prime agricultural land                                      |
|  | Opportunity (Op15)<br>Non scheduled archaeology              |
|  | Flooding   |
|  | Water quality – intercatchment at risk                       |
|  | Prime agricultural land                                      |

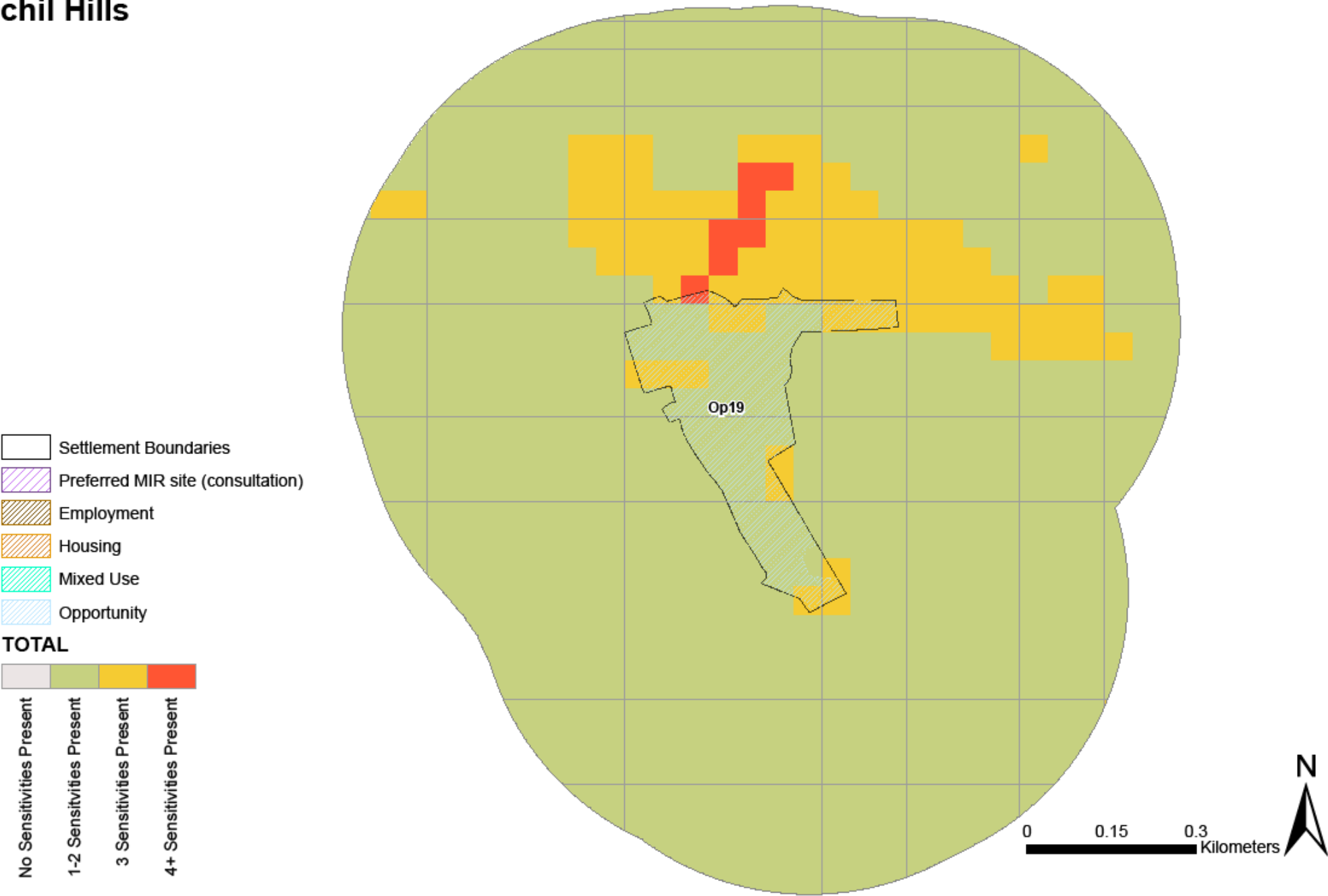
| % of site area affected   | Site Reference & Strategic Sensitivities                   |
|---|--|
|    | Employment (E19)<br>Prime agricultural land                |
|    | Less than good rivers                                      |
|    | Flooding   |
|    | Water quality – intercatchment at risk                     |
|    | Employment (E20)<br>Flooding                               |
|   | Water quality – intercatchment at risk                     |
|  | Loch Leven Catchment                                       |
|  | Prime agricultural land                                    |
|  | Employment (E21)<br>Water quality – intercatchment at risk |
|  | Flooding   |

| % of site area affected   | Site Reference & Strategic Sensitivities |
|---|--|
|    | Housing (48)<br>Loch Leven catchment     |
|    | Flooding                                 |
|    | Water quality – intercatchment at risk   |
|    | Housing (49)<br>Loch Leven catchment     |
|    | Prime agricultural land                  |
|   | Water quality – intercatchment at risk   |
|  | Housing (50)<br>Loch Leven catchment     |
|  | Flooding                                 |
|  | Water quality – intercatchment at risk   |
|  | Prime agricultural land                  |

|   |  |
|---|--|
|    | Opportunity (Op16)<br>Flooding         |
|    | Water quality – intercatchment at risk |
|    | Opportunity (Op17)/(Op18)<br>Flooding  |
|    | Water quality – intercatchment at risk |
|   | Opportunity (Op24)<br>Listed buildings |
|  | SSSI/SPA/RAMSAR/NNR                    |



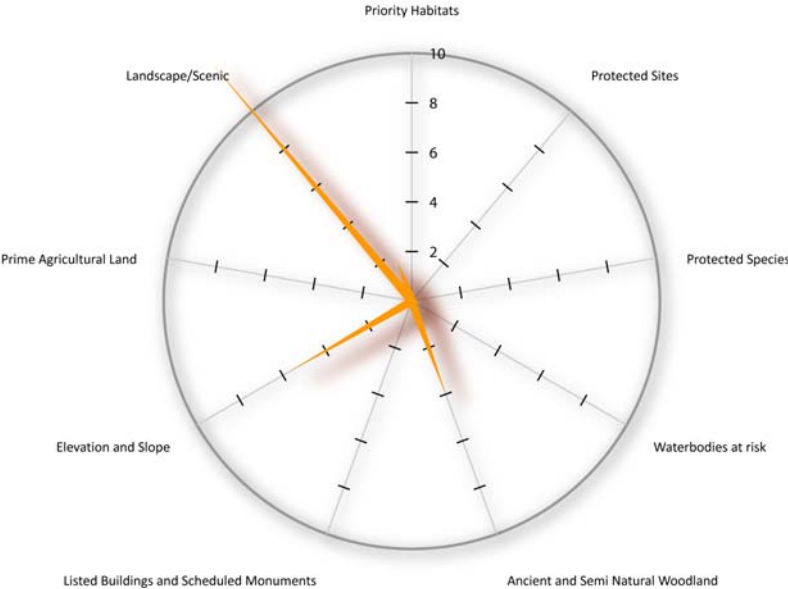
# Cumulative Sensitivities 2011 Ochil Hills



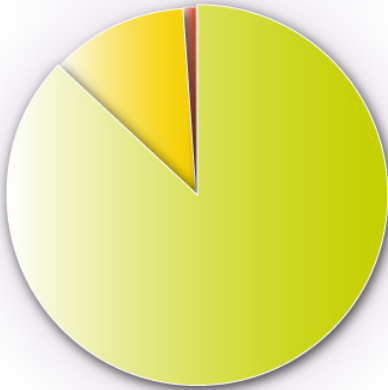
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*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area*



No Sensitivities 1-2 Sensitivities 3-4 Sensitivities 4 or more Sensitivities



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# Strategic Sensitivities 2011 Ochil Hills

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- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
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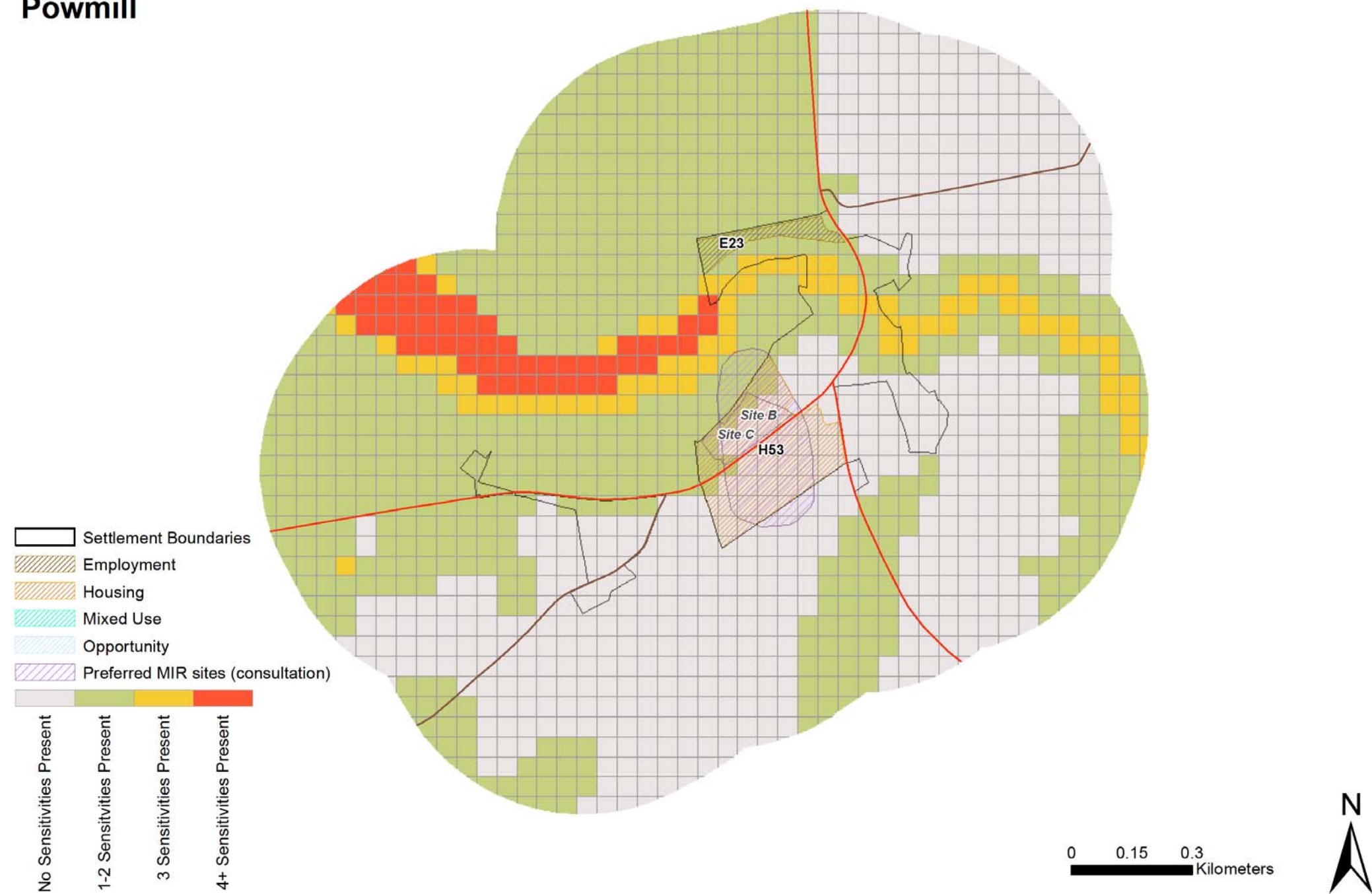


- Opportunity (Op19)
- Non scheduled archaeology
- Loch Leven catchment
- Area of Great Landscape Value
- Flooding
- Ancient and semi natural woodland
- Water quality – intercatchment at risk

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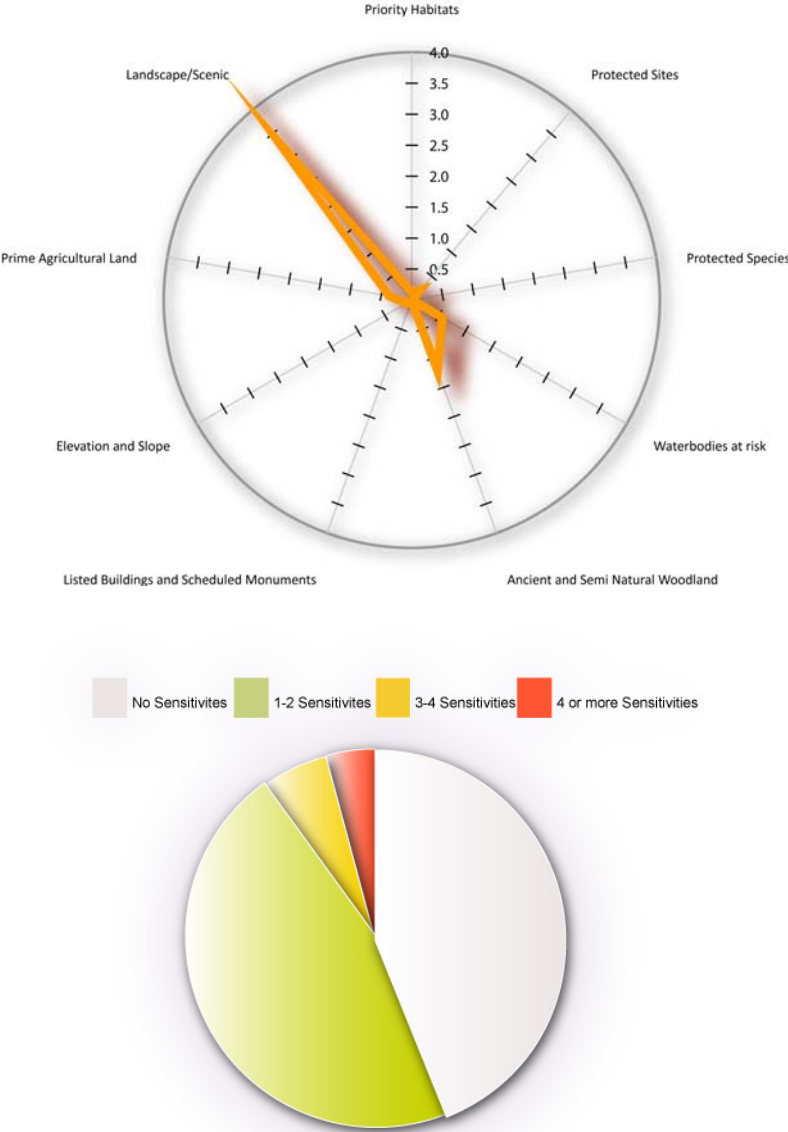
# Cumulative Sensitivities 2011 Powmill



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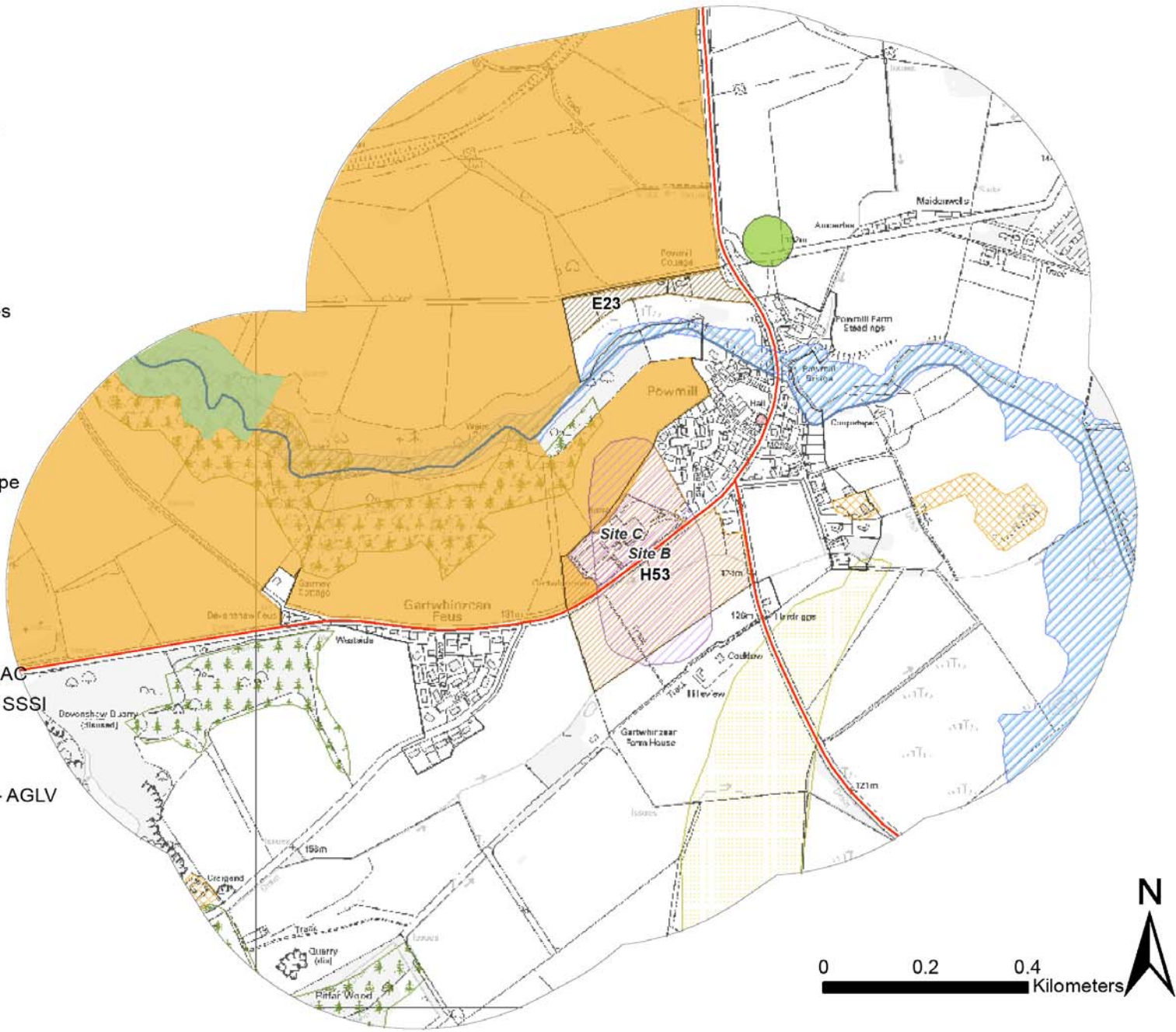
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# Strategic Sensitivities 2011 Powmill

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- National Nature Reserve
- RAMSAR
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- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area



Employment (E23)

Housing (H53)

Area of Great Landscape Value

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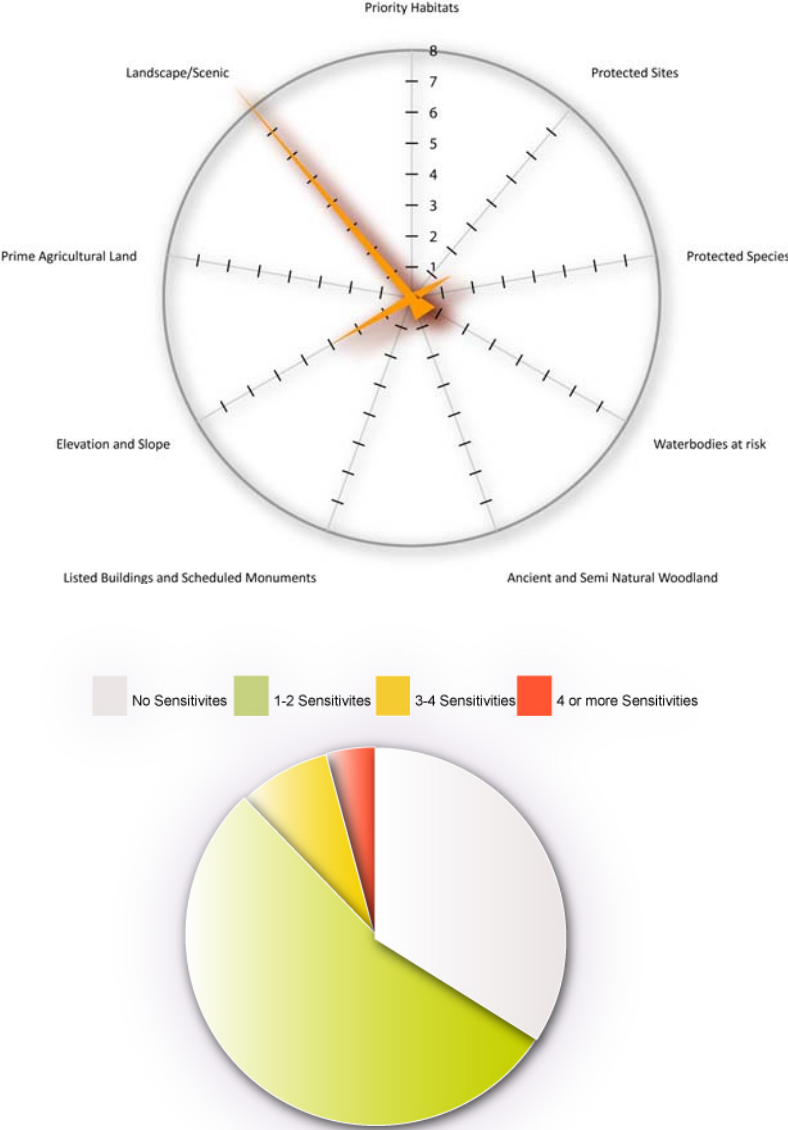
# Cumulative Sensitivities 2011 Rumbling Bridge



## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

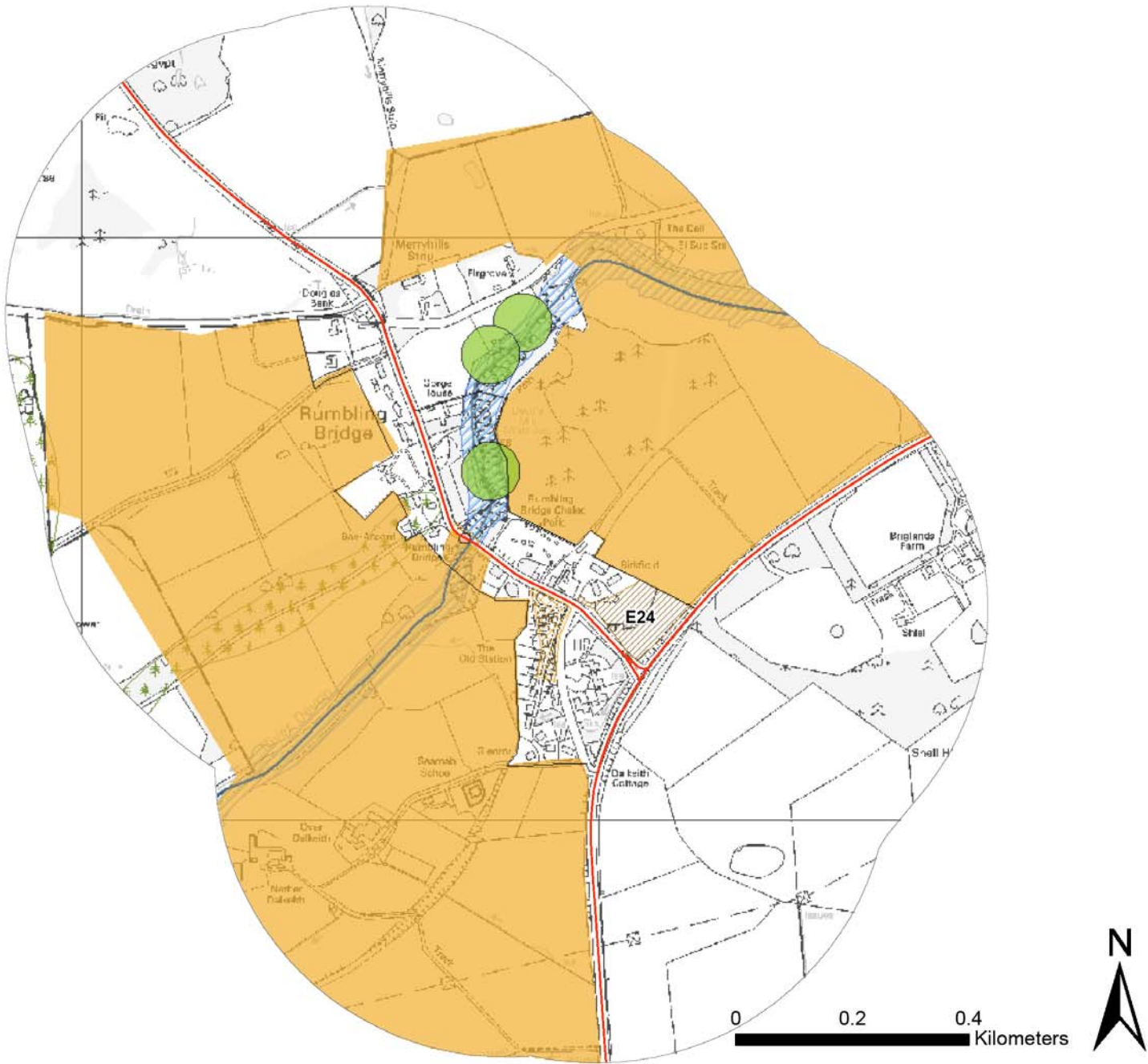
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



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# Strategic Sensitivities 2011 Rumbling Bridge

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area



Employment (E24)  
 Water quality – intercatchment at risk

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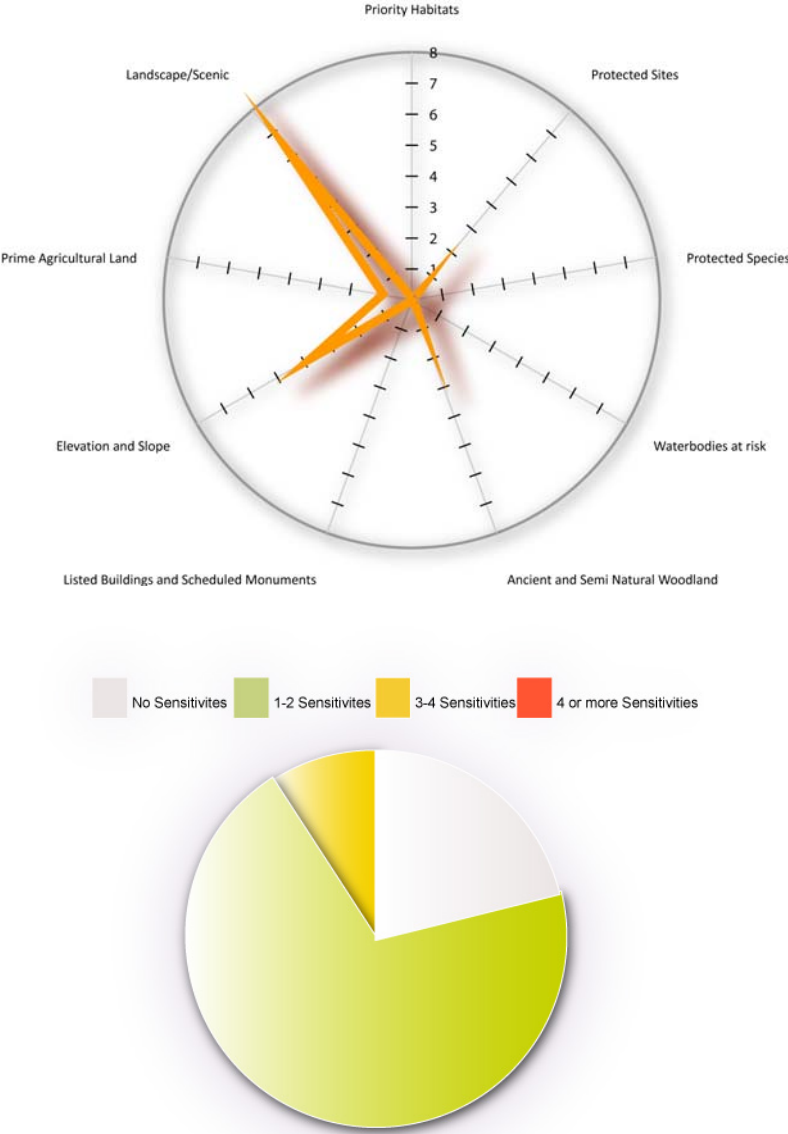
# Cumulative Sensitivities 2011 Scotlandwell



## Map Description






























This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

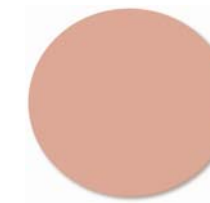
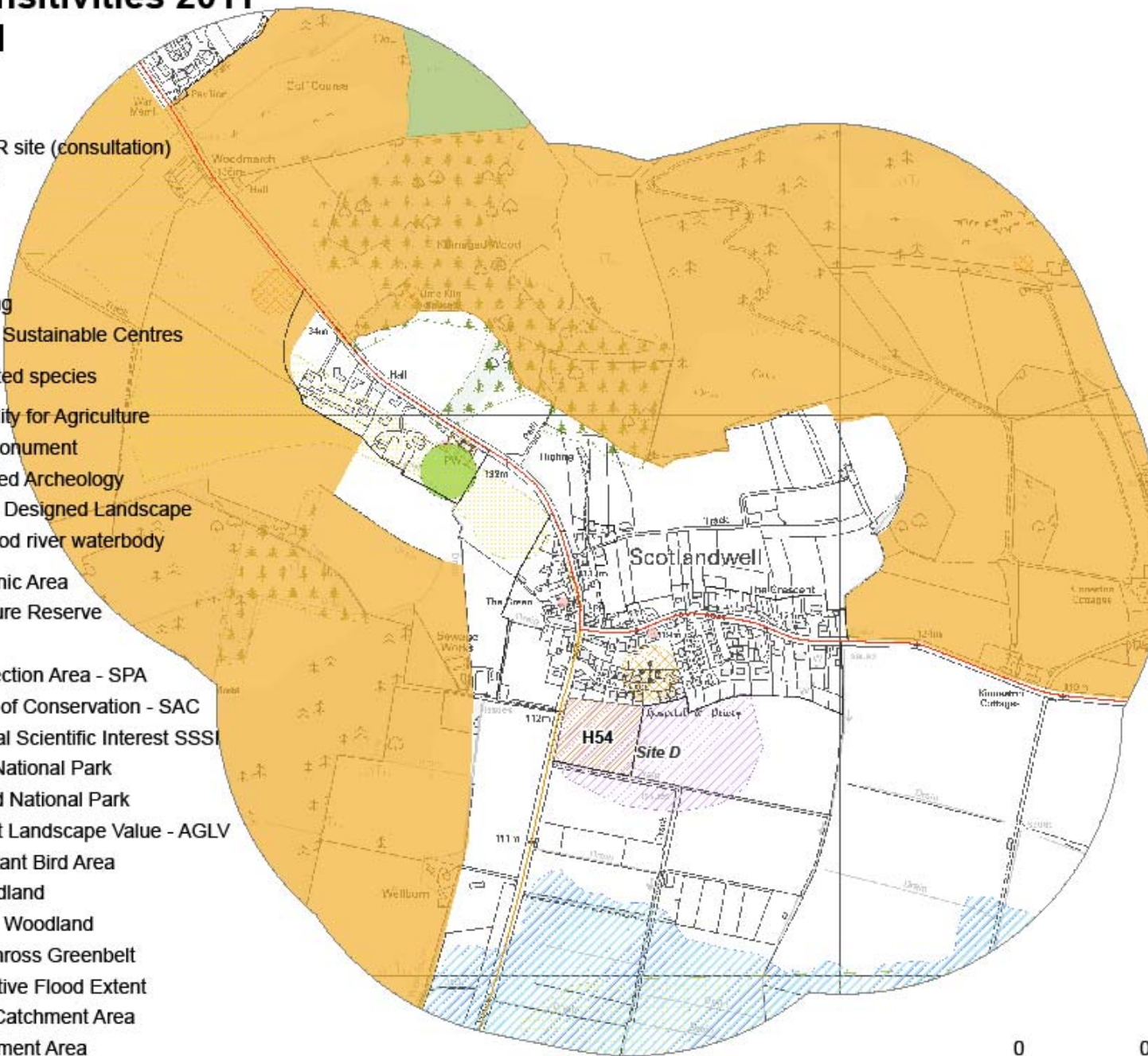
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



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## Strategic Sensitivities 2011 Scotlandwell

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



Housing (H54)  
Water quality – intercatchment at risk

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## STRATHEARN HOUSING MARKET AREA

### Housing and Employment Land Requirement

- 5.1** In line with the TAYplan hierarchical approach the Plan seeks to concentrate the majority of development within the principal settlements of Crieff and Auchterarder. It is recognised however that Auchterarder in particular has a significant supply of effective housing land, which is more than adequate to meet demand until beyond the Plan period. Therefore it is considered by the Proposed Plan that the scope for additional development allocations in Auchterarder is limited, which is reflected in the Plan.
- 5.2** The majority of the housing development sites are identified in Crieff, where improved community and commercial facilities are also planned. The long-term direction of housing growth in Crieff is aligned with the provision of sites for a new supermarket and primary school, and the recently-opened Community Campus.
- 5.3** Table 5.6 below sets out the housing and employment land requirements for the Strathearn Housing Market Area up to 2024 based on the new Proposed TAYplan annual HMA build rates.

**Table 5.6: Total Land Requirement for the Strathearn HMA**

| Settlement Name     | Housing Land Requirement (Units) | Housing Land Requirement (ha) | Employment Land Requirement (ha) | Total Land Requirement (ha) |
|---------------------|----------------------------------|-------------------------------|----------------------------------|-----------------------------|
| <b>Crieff</b>       | 410                              | 20.5                          | 7.5                              | <b>28</b>                   |
| <b>Auchterarder</b> | 0                                | 0                             | 8                                | <b>8</b>                    |
| <b>Aberuthven</b>   | 0                                | 0                             | 5                                | <b>5</b>                    |
| <b>Comrie</b>       | 30                               | 1.5                           | 0                                | <b>1.5</b>                  |

### Cumulative Strategic Sensitivities

- 5.4** The assessment of the cumulative strategic sensitivities for Crieff identified that within the 2.5 km expansion area buffer, over three quarters of the area of land (78%) is either free of or had 1-2 sensitivities present. The remaining 22% represents areas where development could potentially impact on 3-4 sensitivities (14%) or 4+ sensitivities (8%).

- 5.5** The assessment at Auchterarder identified that within the 2.5 km expansion area buffer 91% of the area of land is either free of or 1 sensitivity is present. The remaining 9% represents areas where development could potentially impact on 2-3 sensitivities (5%) or 4+ sensitivities (4%).
- 5.6** The assessment of the remaining landward settlements in the Strathearn HMA identified that at:
- ♦ **Aberuthven** – 87% of the land is either free of or has 1-2 sensitivities present and the remaining 13% represents areas where there are 3-4 sensitivities (7%) or 4+ sensitivities (6%)
  - ♦ **Comrie** – 86% of the land is either free of or has 1-2 sensitivities present and the remaining 14% represents areas where there are 3-4 sensitivities (9%) or 4+ sensitivities (6%)
- 5.7** The *Cumulative Strategic Sensitivities and Development Pressures* maps on the following pages lend a spatial element to the above information. The maps overlay both the MIR site options and the Proposed Plan sites to help identify where development could impact on a number of overlapping sensitivities. This allows the plan-makers to focus in on those locations where there are no or limited sensitivities present as possible future development sites. Where there are sensitivities present on proposed sites, further interrogation work can then be undertaken to ascertain the type and extent of those sensitivities and whether or not it is possible to mitigate for and/or enhance the potential impacts of development.

### Significant Strategic Sensitivities

- 5.8** A further study of the type and extent of those sensitivities highlights that the key issues arising as a result of the development proposals within the buffers include for:
- ♦ **Crieff** – water quality and riparian areas, protected species, the historic environment and prime quality agricultural land
  - ♦ **Auchterarder** – water quality, flooding, the historic environment and prime quality agricultural land
- 5.9** At the other settlements in the HMA, the combined key issues arising within the buffer at Aberuthven as a result of the development proposals are water quality and prime agricultural land. No sensitivities were identified in terms of the

development proposal at Comrie. The *Strategic Sensitivities 2011 - % landcover of settlement area* map at the end of Section 5 also provides a diagrammatic representation of the above information.

- 5.10** The *Strategic Natural and Cultural Sensitivities and Development Pressures* maps to follow lend a spatial element to the above information and provide a picture of the nature and extent of sensitive areas in the environment within and surrounding the different expansion areas.

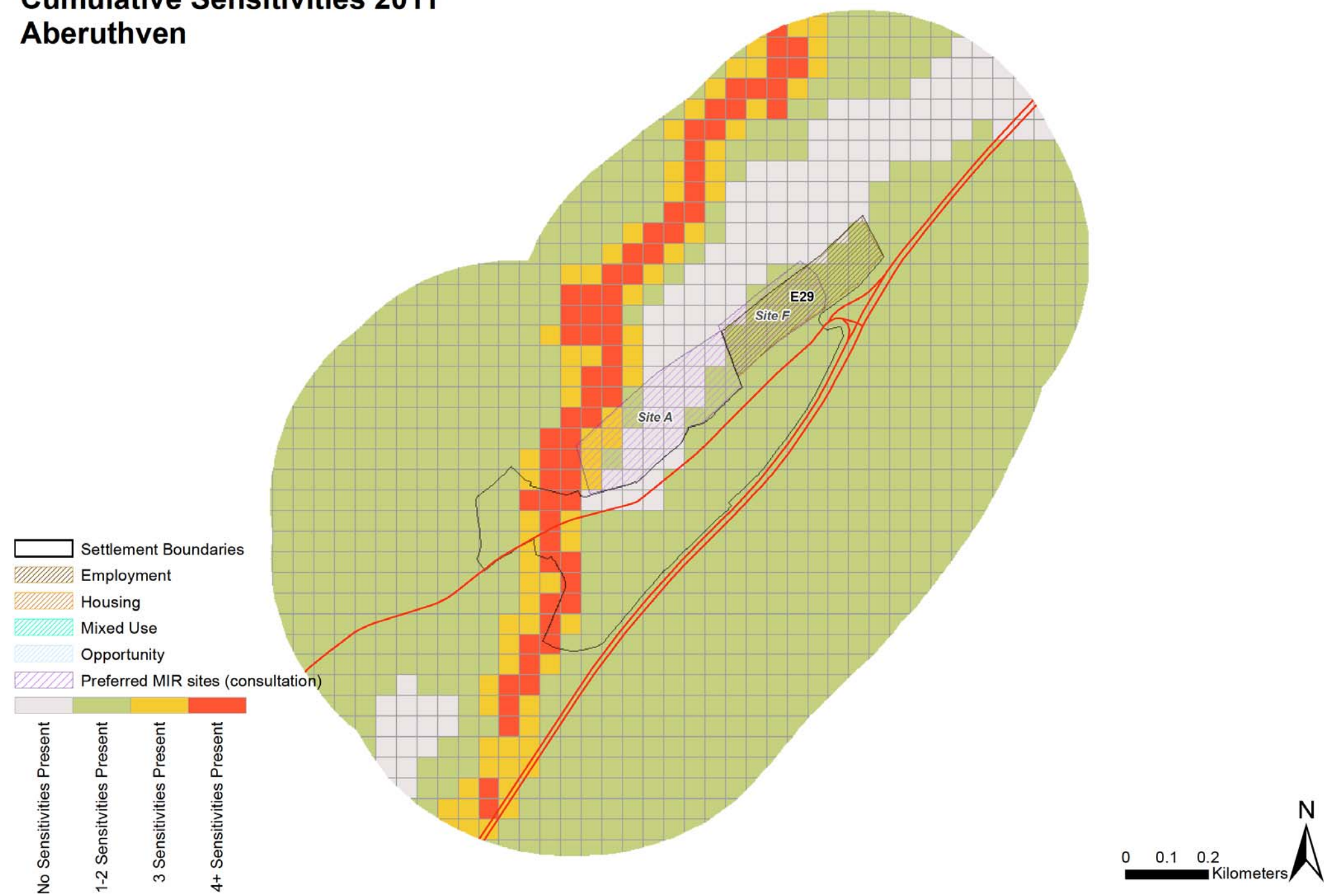
### Summary of Potential Significant Impacts for the HMA

- 5.11** The *Strategic Sensitivities 2011 - % landcover of plan area* map at the end of this section highlights that overall within the Strathearn HMA the key environmental sensitivities present are biodiversity, landscape, water and flooding, prime quality agricultural land, and the historic environment; all with approximately 10% landcover.





# Cumulative Sensitivities 2011 Aberuthven

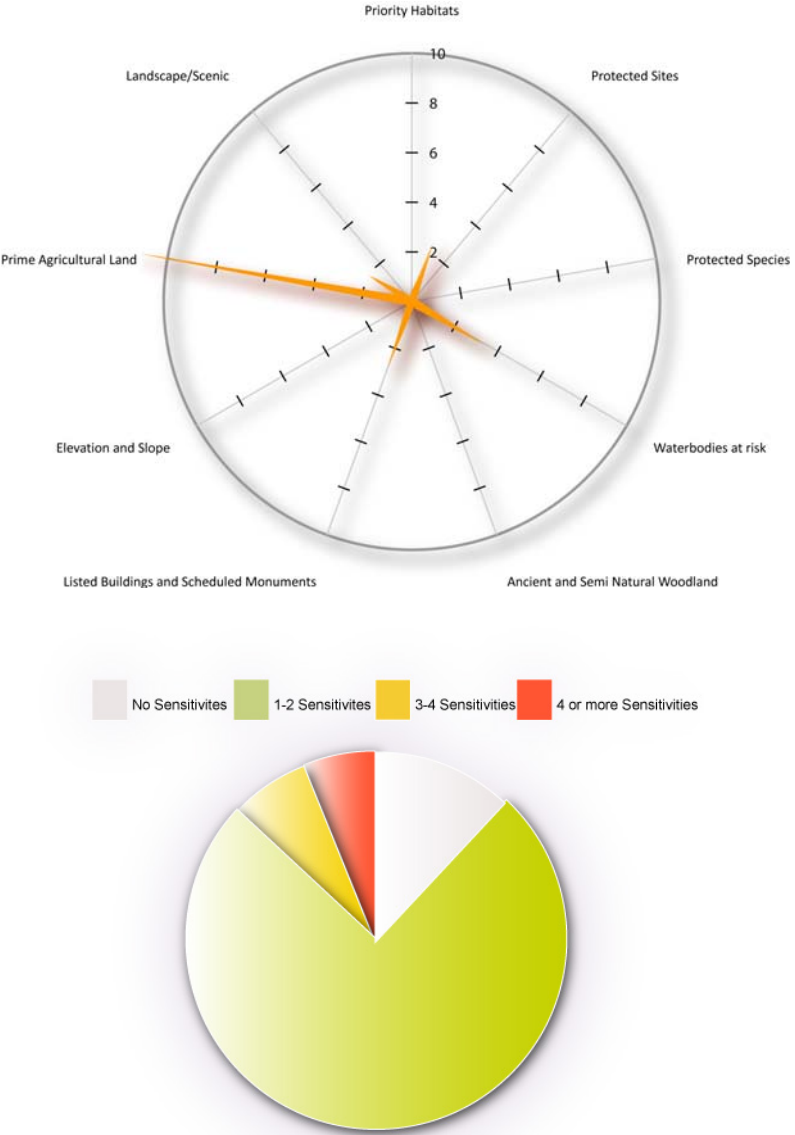


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## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

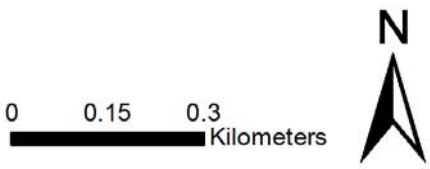
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*





# Strategic Sensitivities 2011 Aberuthven

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area

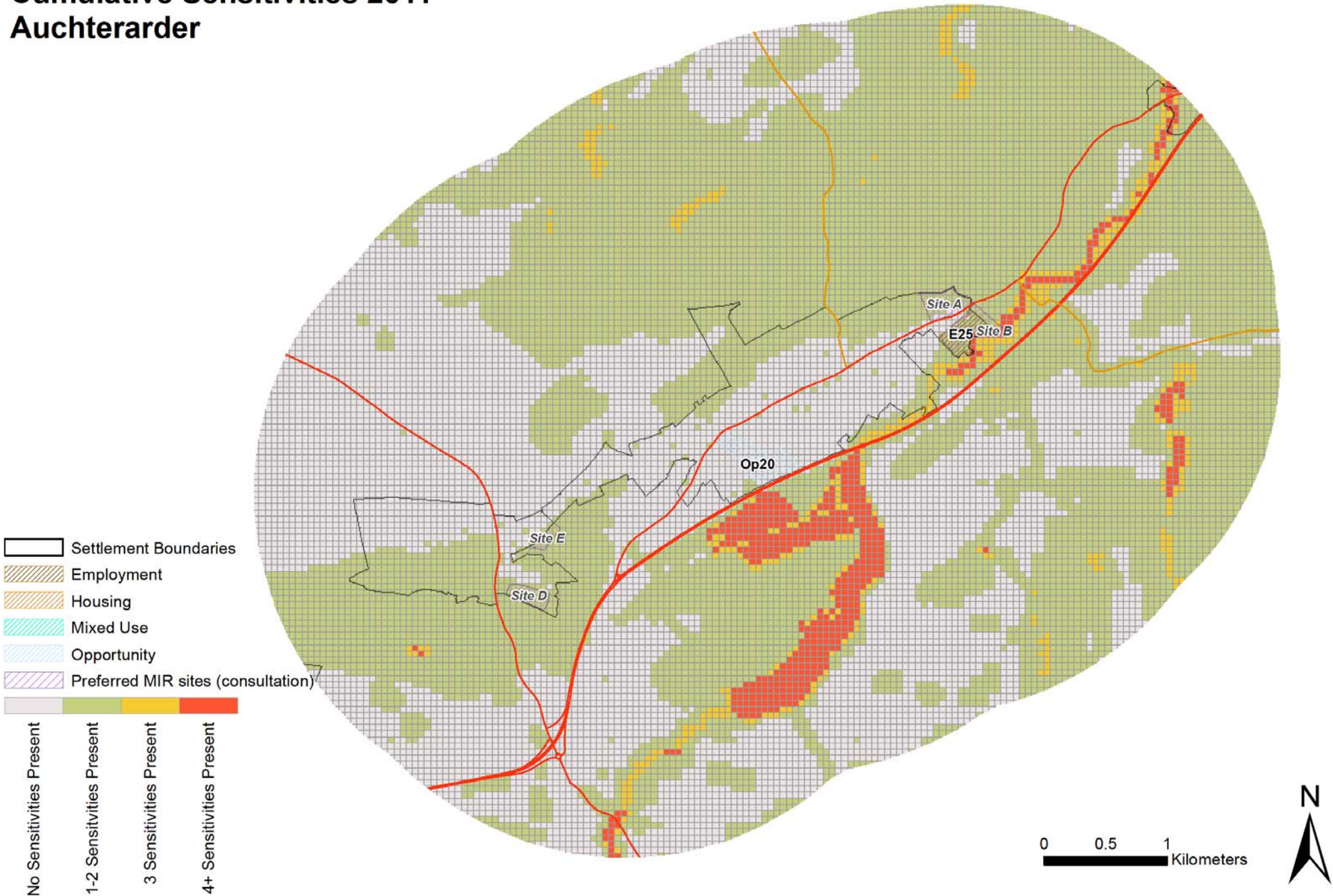


- Employment (E29)
- Water quality – intercatchment at risk
- Prime agricultural land

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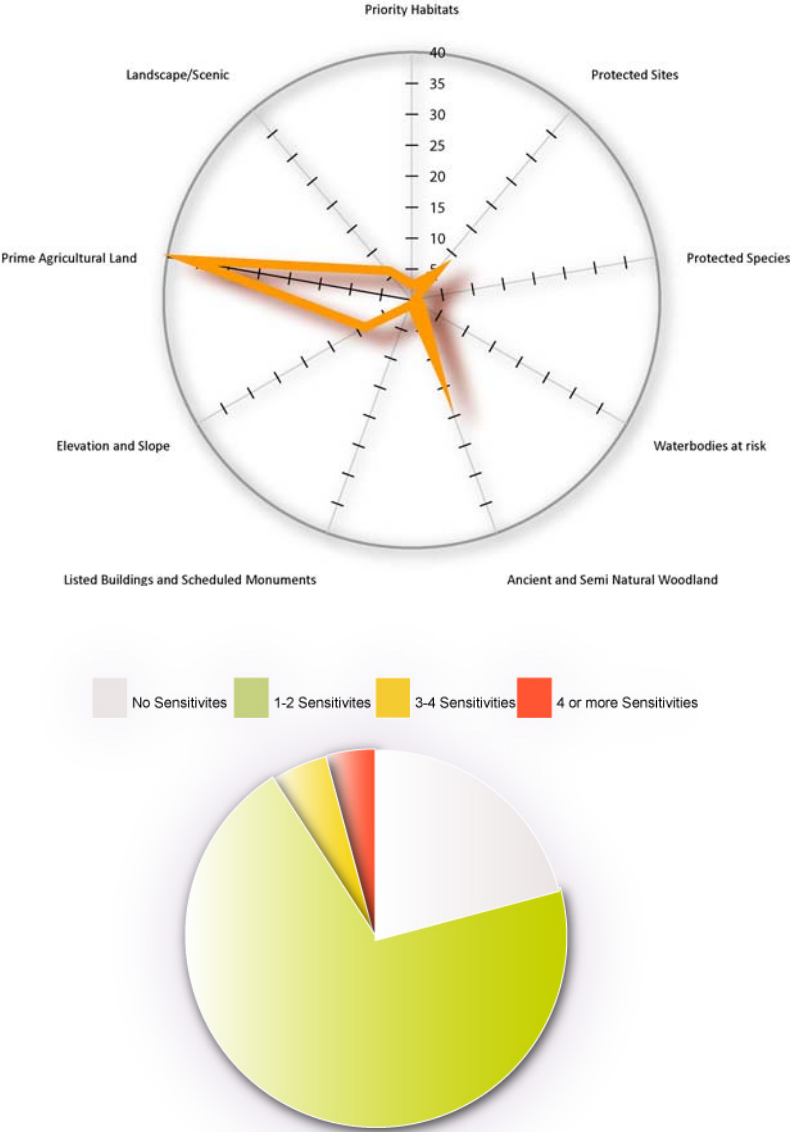
# Cumulative Sensitivities 2011 Auchterarder



## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

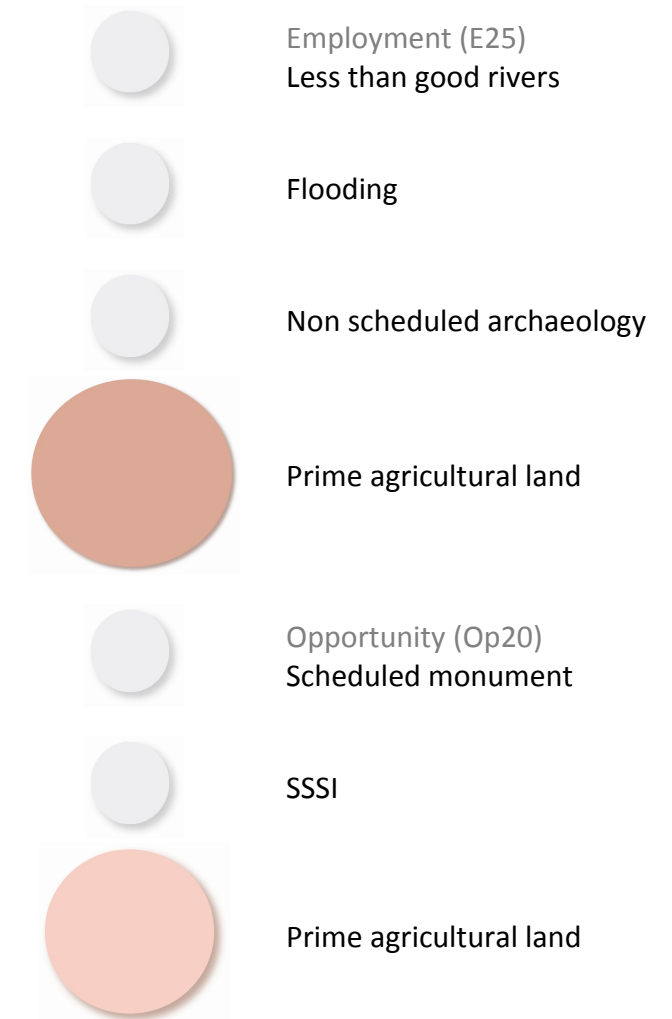
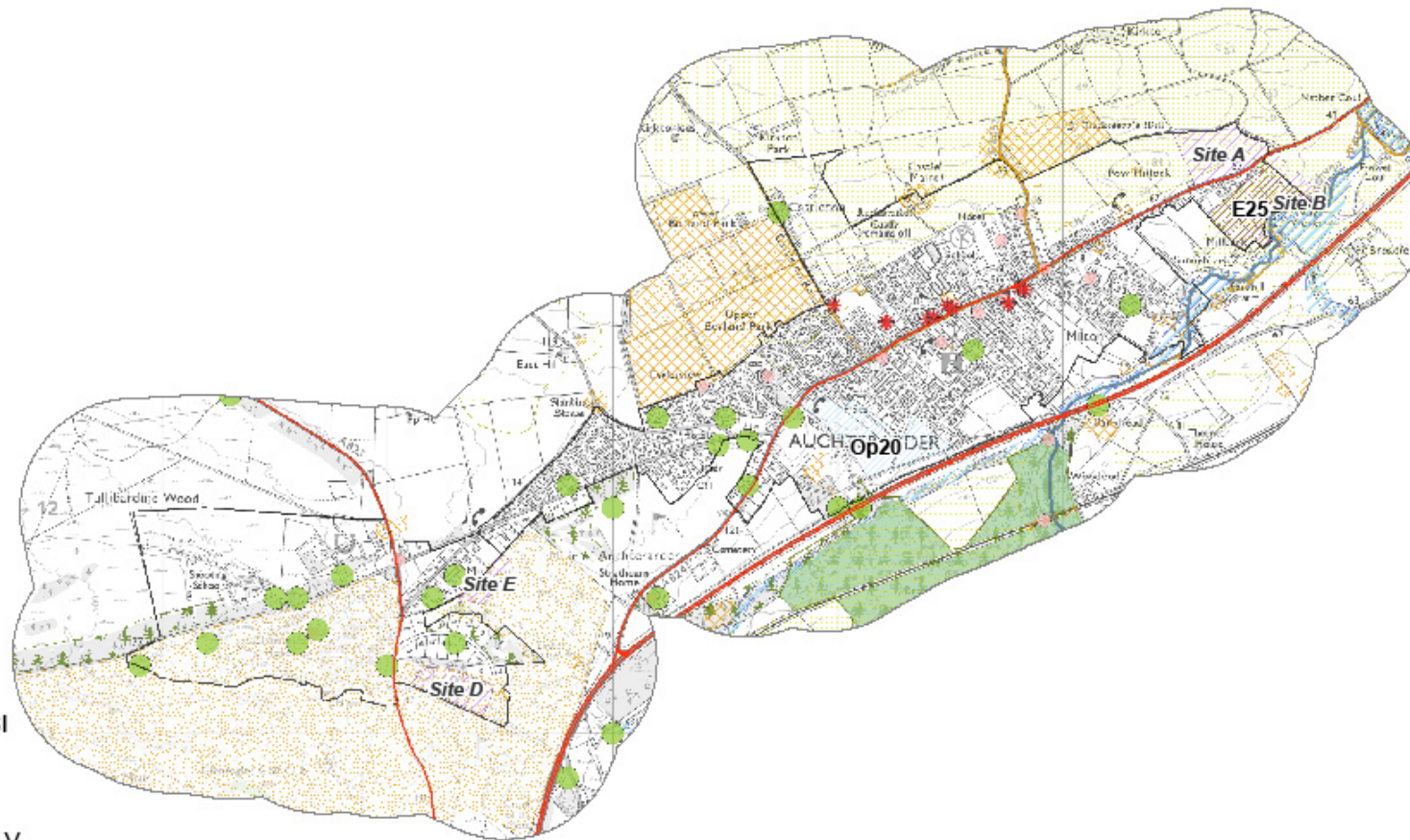
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



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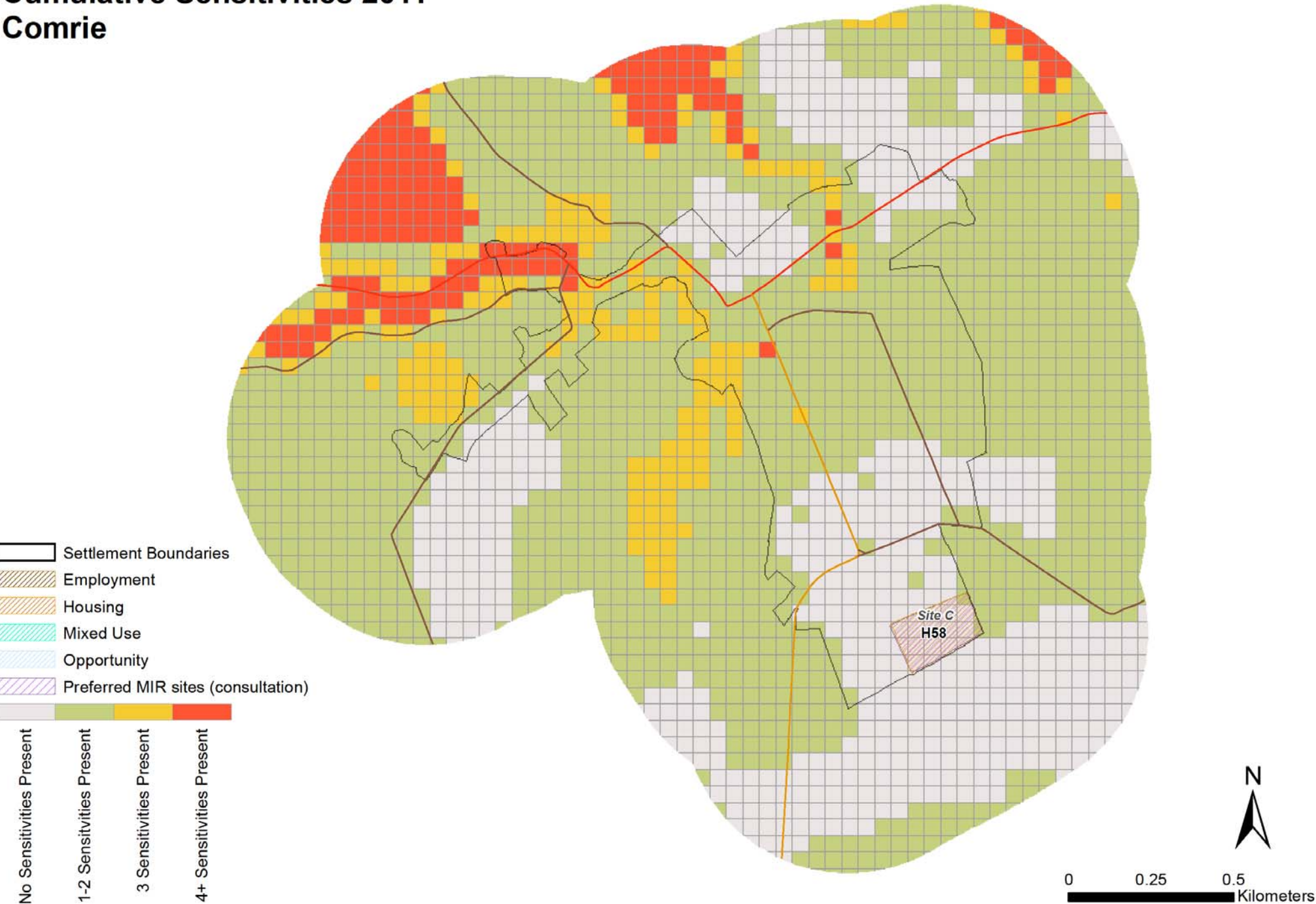
## Strategic Sensitivities 2011 Auchterarder/Glen Eagles



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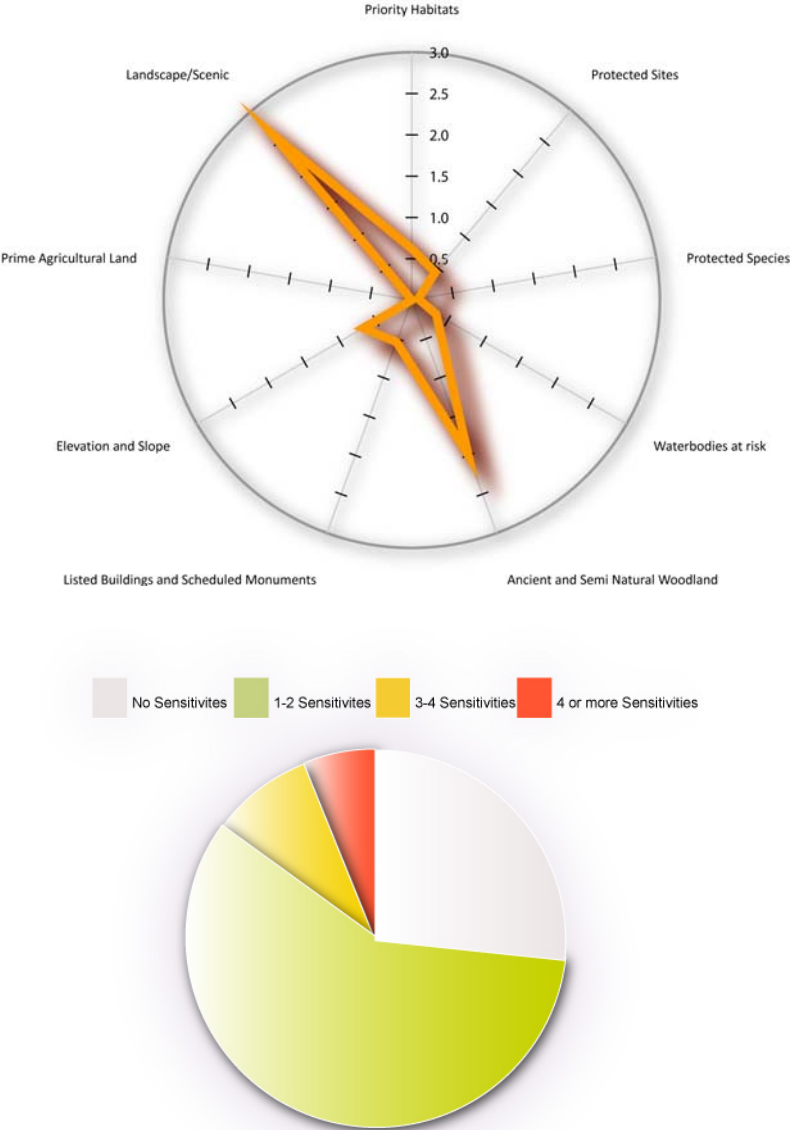


# Cumulative Sensitivities 2011 Comrie



**Map Description**  
 This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



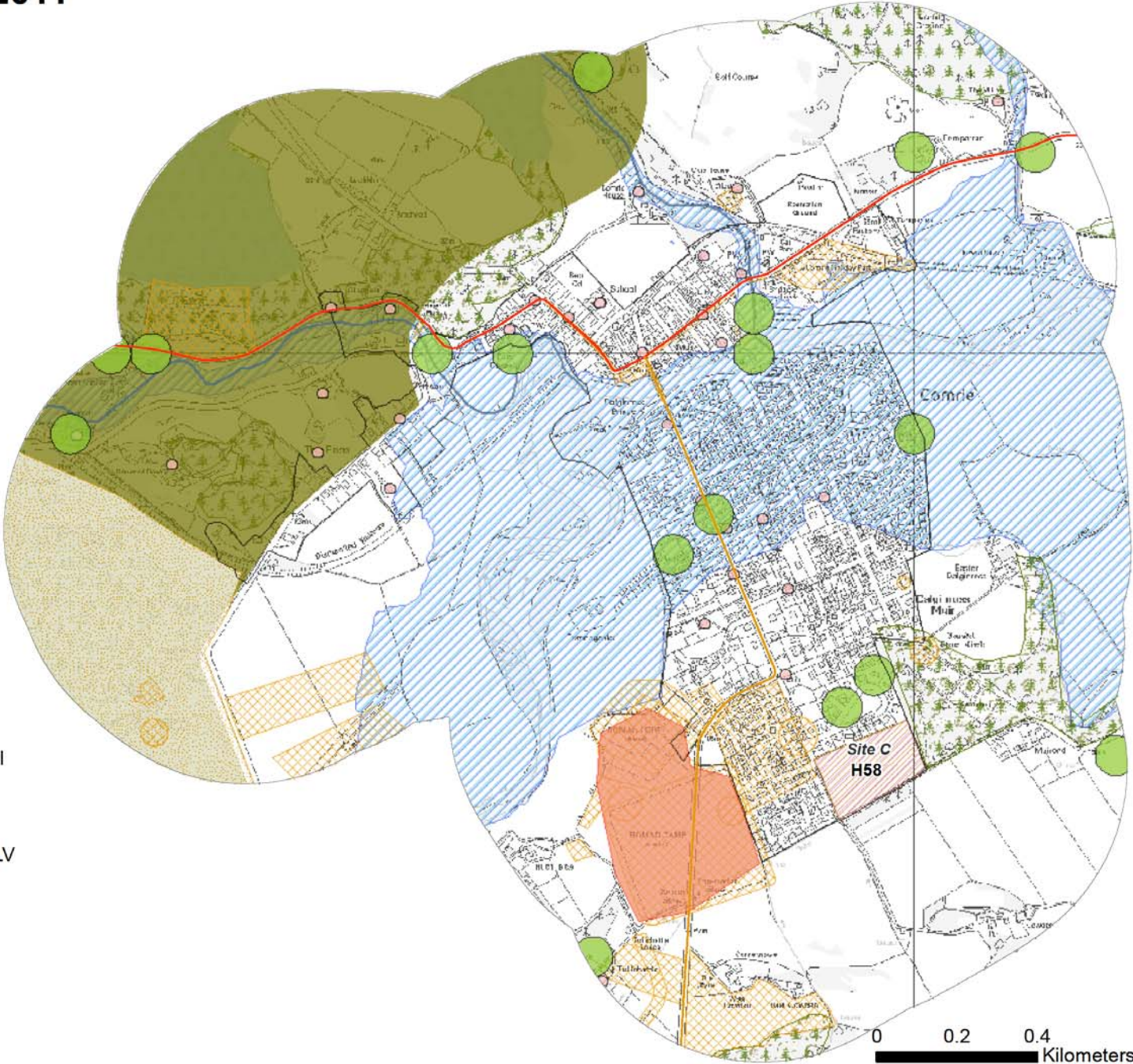
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# Strategic Sensitivities 2011 Comrie

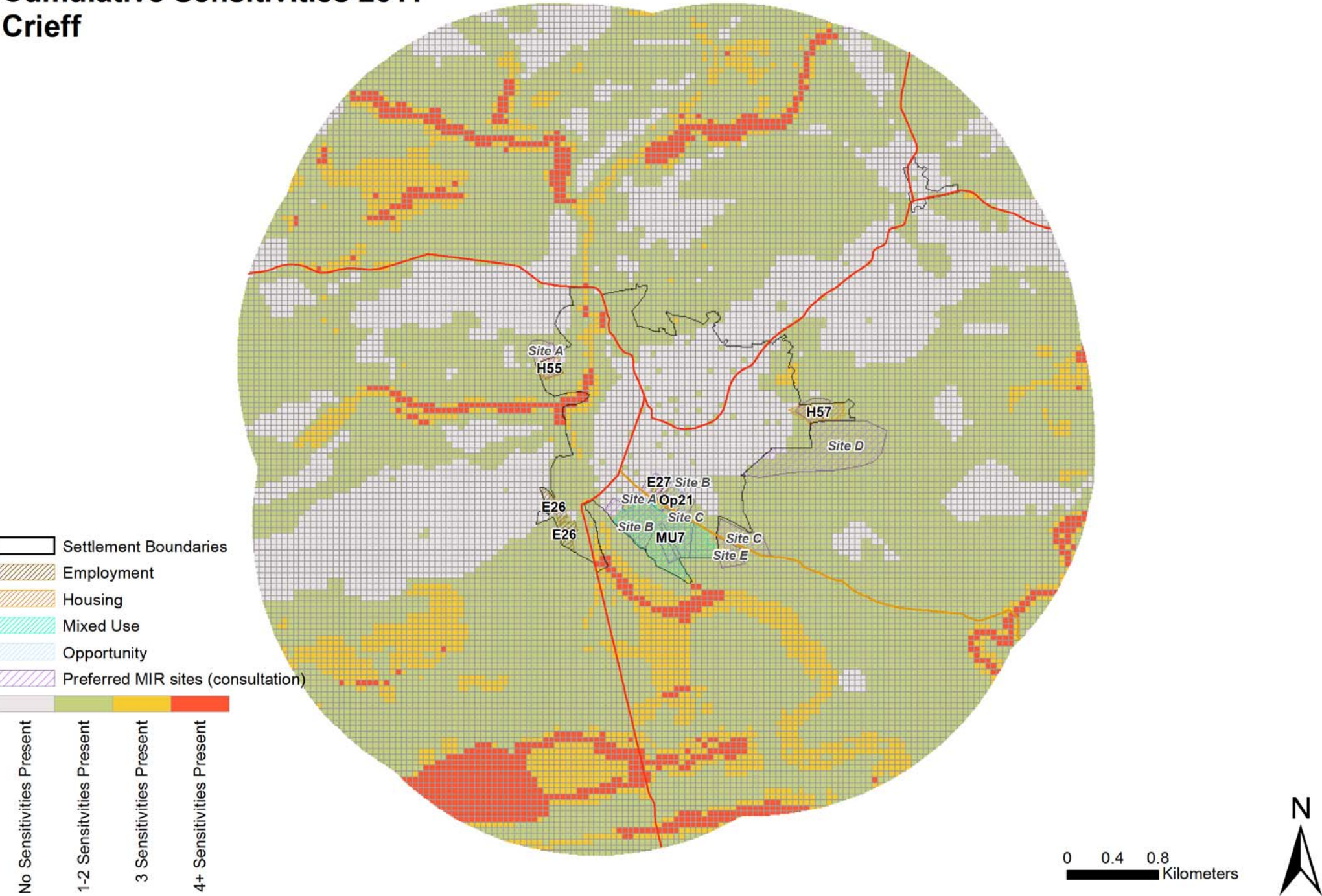
Housing (H58)  
No sensitivities

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area





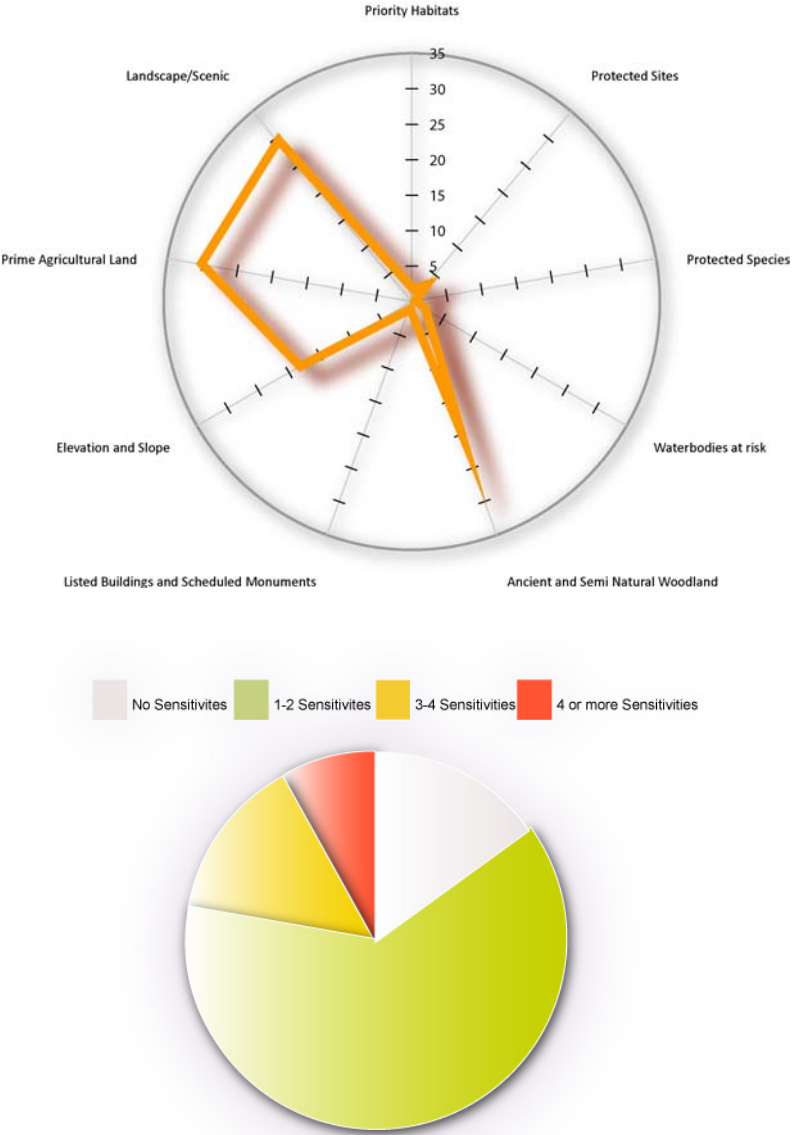
# Cumulative Sensitivities 2011 Crieff



## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

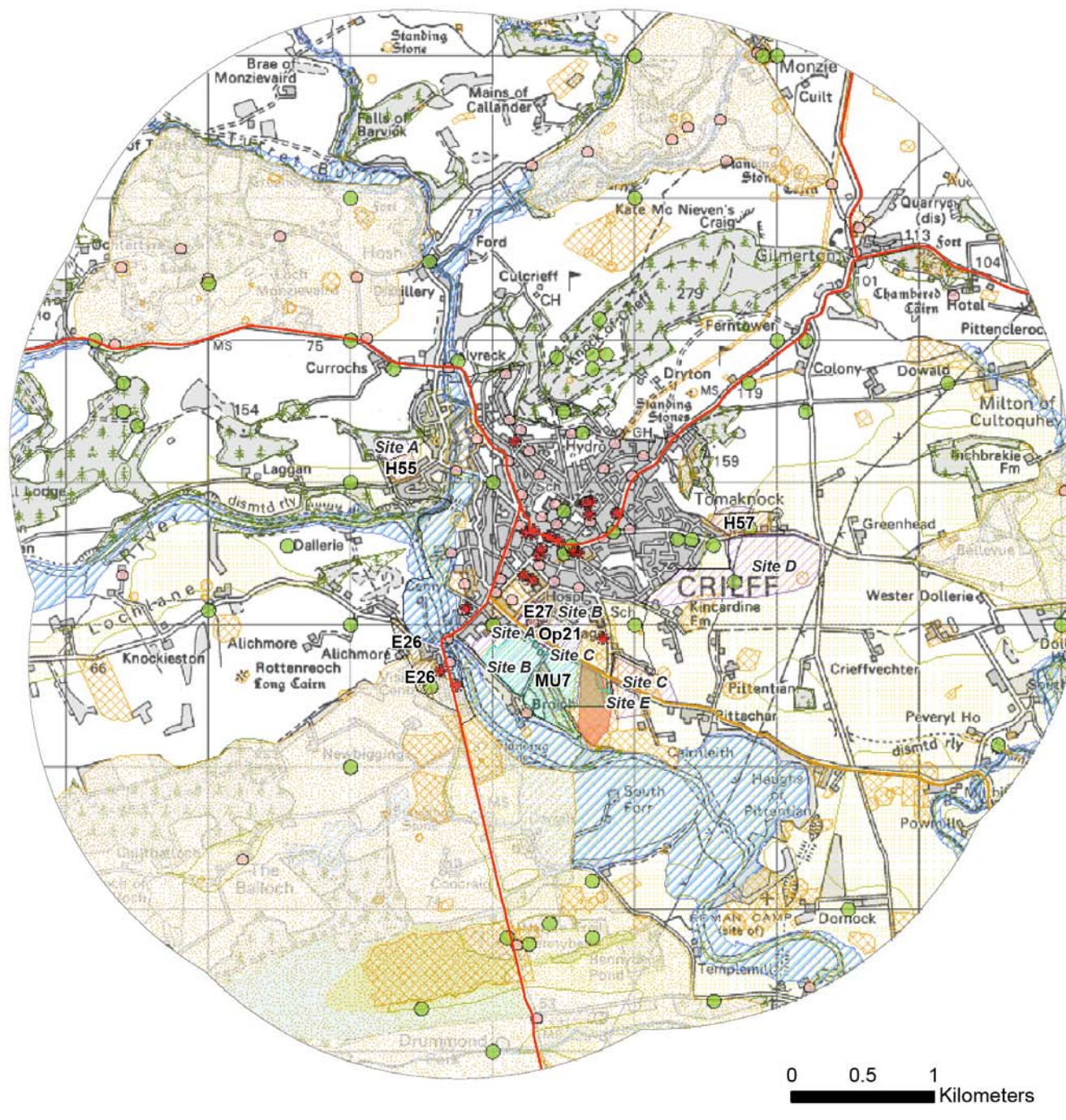
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*













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## Strategic Sensitivities 2011



- |   |  |
|---|--|
|    | Employment (E26)<br>Protected species                          |
|    | Gardens and designed<br>landscapes                             |
|    | Employment (E27)<br>Prime agricultural land                    |
|    | Listed building  |
|    | Housing (H55)<br>Water quality –<br>intercatchment at risk     |
|   | Prime agricultural land  |
|  | Mixed Use (MU7)<br>Scheduled monument                          |
|  | Prime agricultural land  |
|  | Housing (H57)<br>Protected species                             |
|  | Housing (H57)/Opportunity<br>(Op21)<br>Prime agricultural land |

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## STRATHMORE & THE GLENS HOUSING MARKET AREA

### Housing and Employment Land Requirement

- 5.1** In line with the TAYplan hierarchical approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with. The remaining residential requirement will be allocated to the larger villages in the rural area, but outwith the Lunan Valley Loch Catchment Area
- 5.2** Table 5.7 below sets out the housing and employment land requirements for the Strathmore and the Glens Housing Market Area up to 2024 based on the new Proposed TAYplan annual HMA build rates.

**Table 5.7: Total Land Requirement for the Strathmore & the Glens HMA**

| Settlement Name            | Housing Land Requirement (Units) | Housing Land Requirement (ha) | Employment Land Requirement (ha) | Total Land Requirement (ha) |
|----------------------------|----------------------------------|-------------------------------|----------------------------------|-----------------------------|
| <b>Blairgowrie/Rattray</b> | 565                              | 28                            | 12                               | <b>40</b>                   |
| <b>Alyth</b>               | 120                              | 6                             | 0.45                             | <b>6.5</b>                  |
| <b>Coupar Angus</b>        | 120                              | 6                             | 10.3                             | <b>16</b>                   |
| <b>Meigle</b>              | 70                               | 3.5                           | 0.27                             | <b>4</b>                    |
| <b>Spittalfield</b>        | 20                               | 1                             | 0.25                             | <b>1</b>                    |
| <b>Ardler</b>              | 20                               | 1                             | 0                                | <b>1</b>                    |
| <b>Carsie</b>              | 10                               | 0.5                           | 0                                | <b>0.5</b>                  |
| <b>New Alyth</b>           | 20                               | 1                             | 0                                | <b>1</b>                    |

### Cumulative Strategic Sensitivities

- 5.3** The assessment of the cumulative strategic sensitivities for Blairgowrie/Rattray (including the settlement of Carsie) showed that within the 2.5km expansion buffer 88% of the area is either free of or has 1-2 sensitivities present. The remaining 12% represents areas where development could potentially impact on 3-4 sensitivities (8%) or 4+ sensitivities (4%).
- 5.4** The assessment at Coupar Angus identified that within the 2.5km expansion buffer 77% of the area is either free of or has 1 sensitivity present. The remaining 23%

represents areas where development could potentially impact on 2-3 sensitivities (18%) or 4+ sensitivities (5%).

- 5.5** The assessment at Alyth (including the settlement of New Alyth) identified that with the 2.5km expansion area buffer 95% of the area is either free of or has 1 sensitivity present. The remaining 5% represents areas where development could potentially impact on 2-3 sensitivities (3%) or 4+ sensitivities (2%).
- 5.6** The assessment for the remaining landward settlements in the Strathmore and the Glens HMA identified that at:
- ♦ **Meigle** – 89% of the land is either free of or has 1-2 sensitivities present and the remaining 11% represents areas where there are 3-4 sensitivities (8%) or 4+ sensitivities (4%)
  - ♦ **Spittalfield** – 84% of the land is either free of or has 1-2 sensitivities present and the remaining 16% represents areas where there are 3-4 sensitivities (13%) or 4+ sensitivities (3%)
  - ♦ **Ardler** – 83% of the land is either free of or has 1-2 sensitivities present and the remaining 17% represents areas where there are 3-4 sensitivities (14%) or 4+ sensitivities (3%)
- 5.7** The *Cumulative Strategic Sensitivities and Development Pressures* maps on the following pages lend a spatial element to the above information. The maps overlay both the MIR site options and the Proposed Plan sites to help identify where development could impact on a number of overlapping sensitivities. This allows the plan-makers to focus in on those locations where there are no or limited sensitivities present as possible future development sites. Where there are sensitivities present on proposed sites, further interrogation work can then be undertaken to ascertain the type and extent of those sensitivities and whether or not it is possible to mitigate for and/or enhance the potential impacts of development.
- ### Significant Strategic Sensitivities
- 5.8** A further study of the type and extent of those sensitivities highlights that the key issues arising within the buffers as a result of the development proposals include:
- ♦ **Blairgowrie/Rattray/Carsie** – prime quality agricultural land, designated sites (SAC and SSSI), water quality, flooding and the historic environment



- ♦ **Coupar Angus** – prime quality agricultural land, flooding and surface water areas
- ♦ **Alyth** – Water quality, designated sites (SAC), prime quality agricultural land and protected species

**5.9** At the other settlements in the HMA the combined key issues arising within the buffer as a result of the development proposals include water quality, prime quality agricultural land, flooding, protected species, ancient/semi-natural woodlands and non-designated archaeology. The *Strategic Sensitivities 2011 - % landcover of settlement area* map at the end of Section 5 also provides a diagrammatic representation of the above information.

**5.10** The *Strategic Natural and Cultural Sensitivities and Development Pressures* maps to follow then lend a spatial element to the above information and provide a picture of the nature and extent of sensitive areas in the environment within and surrounding the different expansion areas.

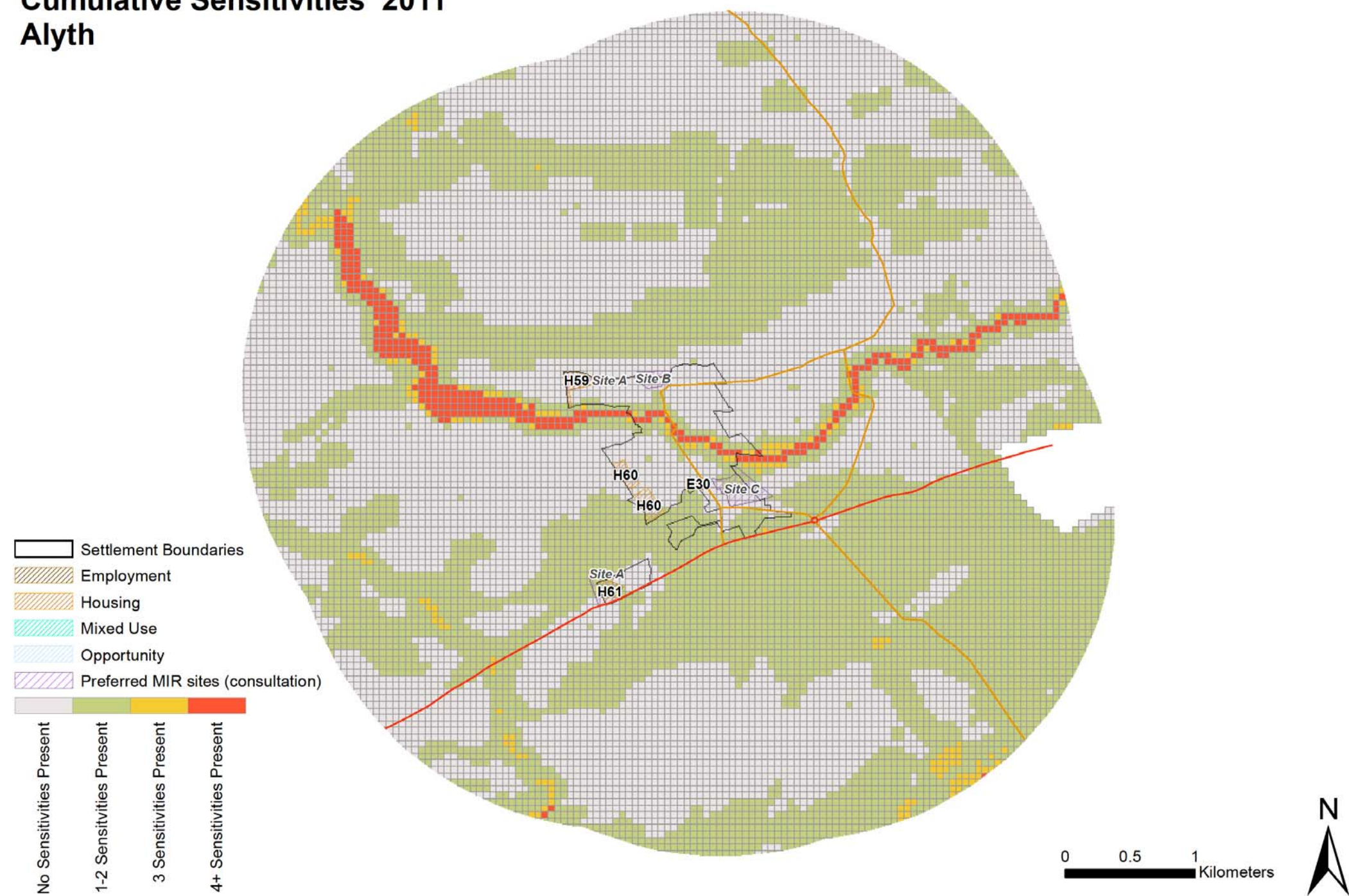
### Summary of Potential Significant Impacts for the HMA

**5.11** The *Strategic Sensitivities 2011 - % landcover of plan area* map at the end of this section highlights that overall within the Strathmore and the Glens HMA the key environmental sensitivities present are biodiversity (approx. 70%), prime quality agricultural land, water and flooding, and the historic environment, all with approximately 10% landcover.





# Cumulative Sensitivities 2011 Alyth

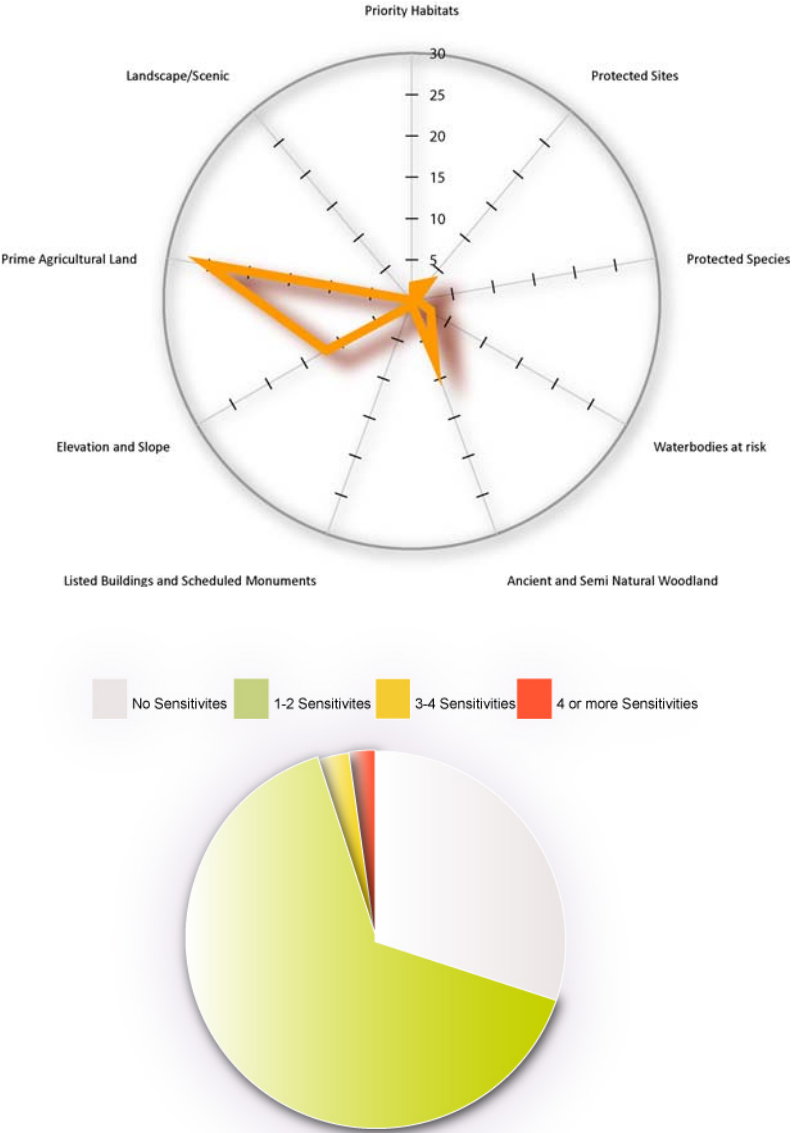


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## Map Description
















This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

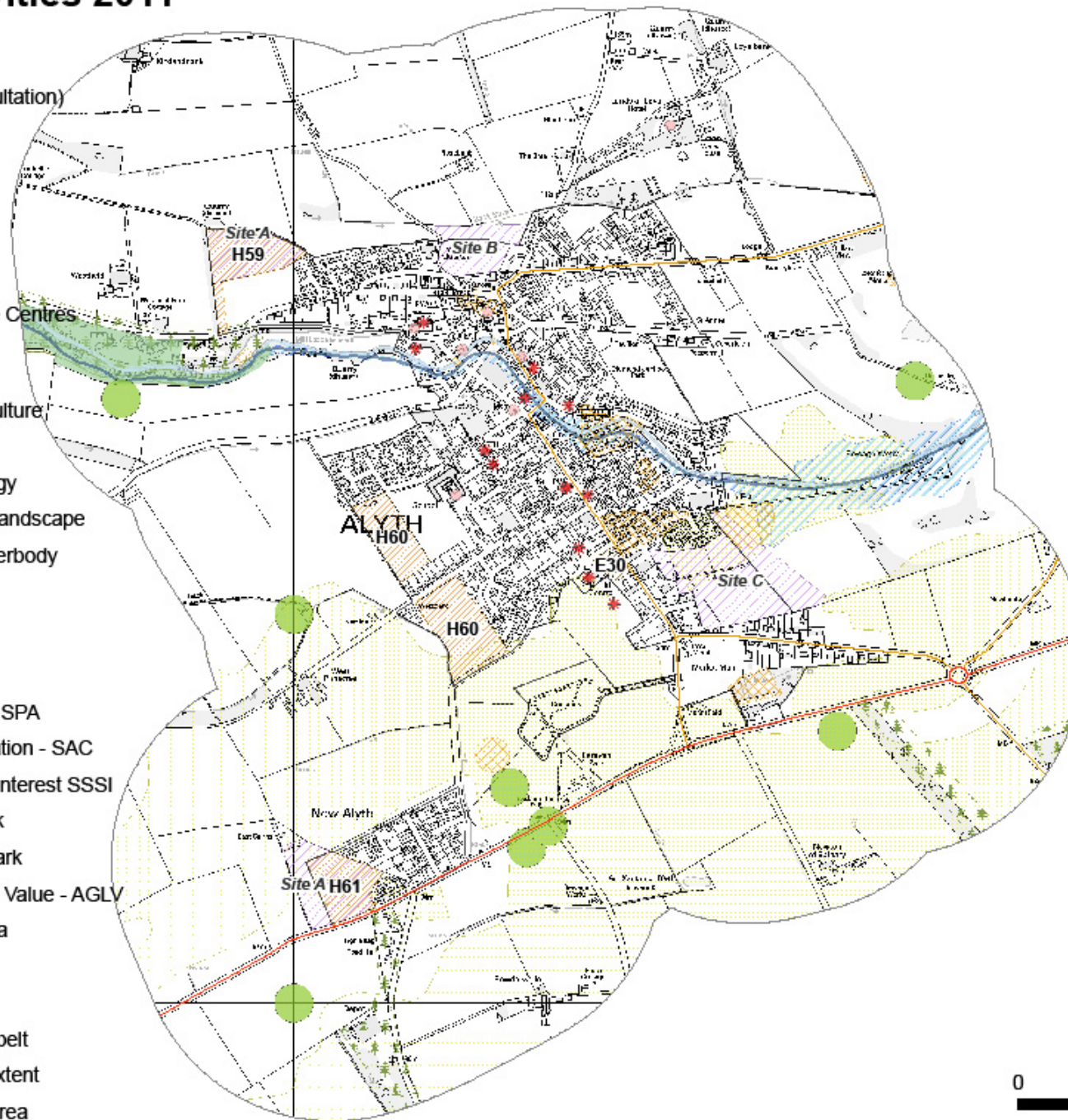
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*





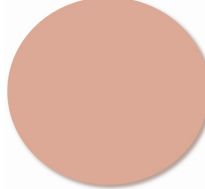

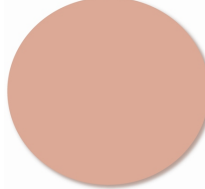
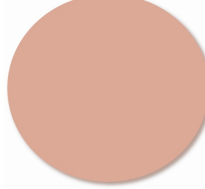


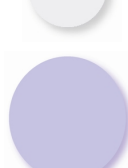
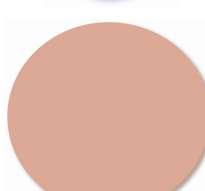
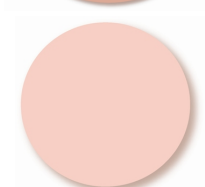
## Strategic Sensitivities 2011 Alyth

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



0 0.2 0.4  
Kilometers
































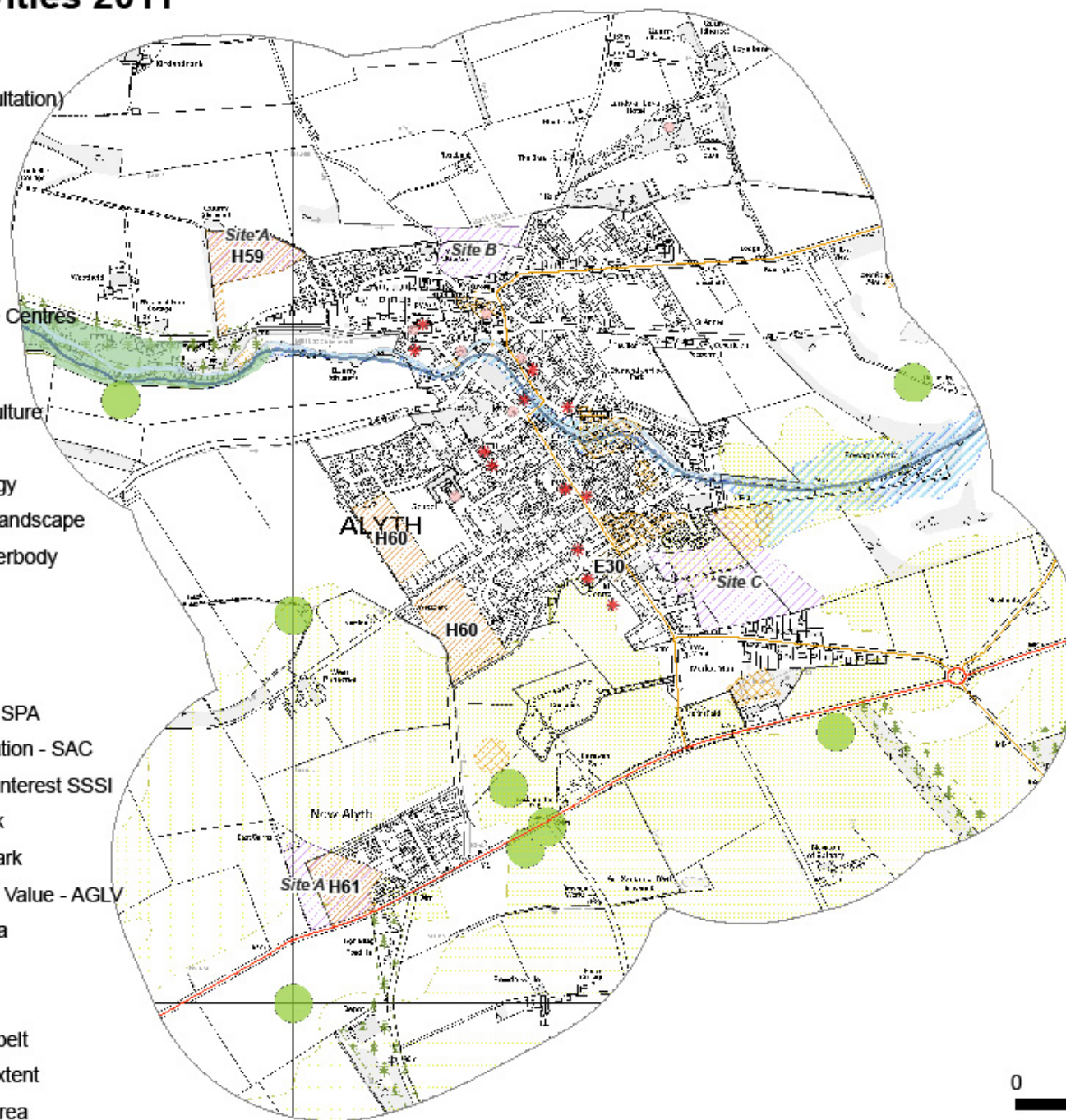
-  Employment (E30)  
Water quality – intercatchment at risk
-  Special Area of Conservation
-  Housing (H59)  
Ancient and semi natural woodland
-  Special Area of Conservation / SSSI
-  Water quality – intercatchment at risk
-  Housing (H60)  
Prime agricultural land
-  SSSI
-  Special Area of Conservation
-  Water quality – intercatchment at risk
-  Housing (H61)  
Water quality - intercatchment at risk

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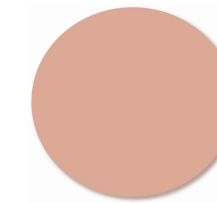


## Strategic Sensitivities 2011 Alyth

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
-  Special Area of Conservation - SAC
-  Site of Special Scientific Interest SSSI
-  Cairngorms National Park
-  Loch Lomond National Park
-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area

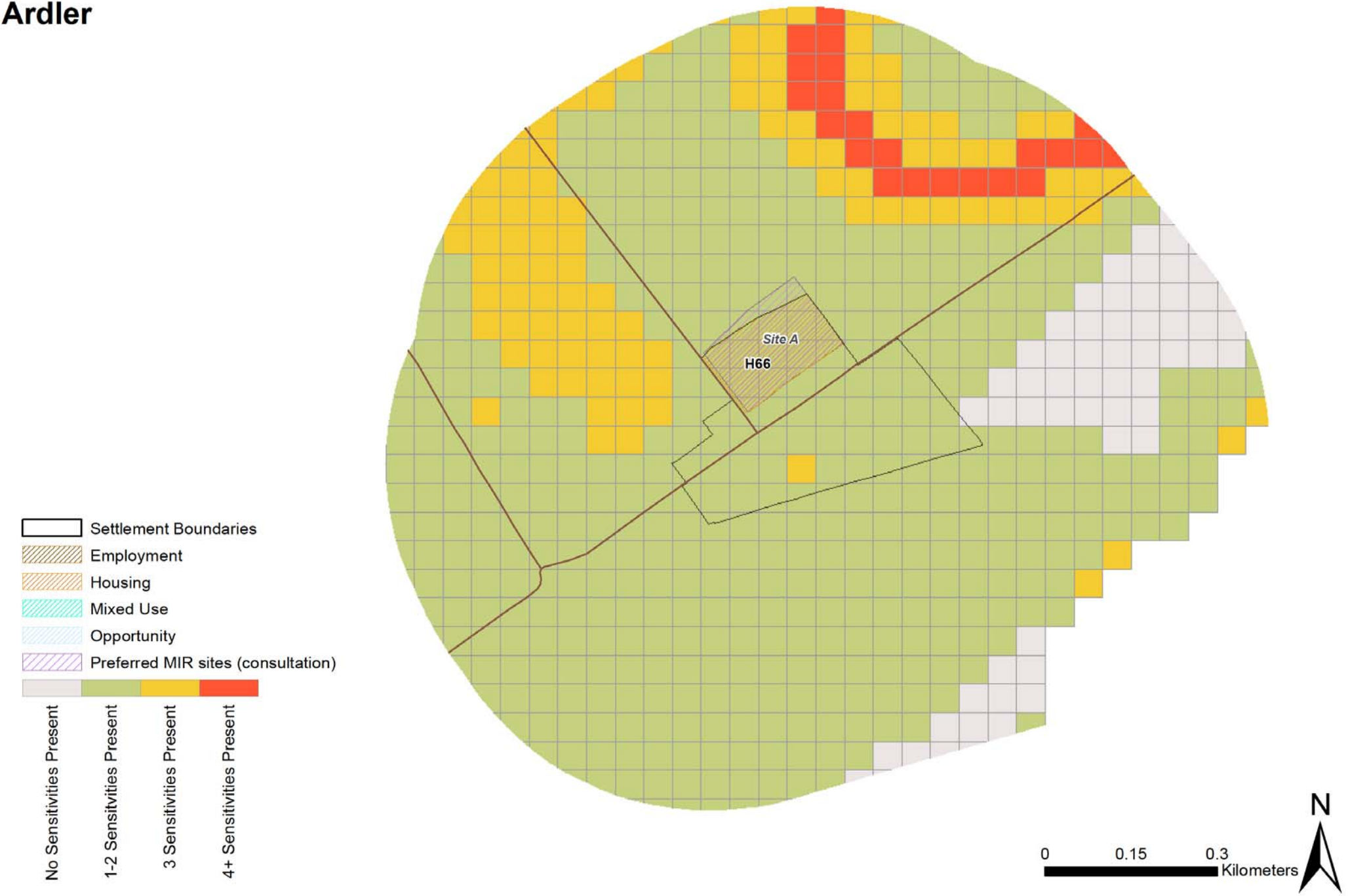


0 0.2 0.4  
Kilometers



Prime agricultural land

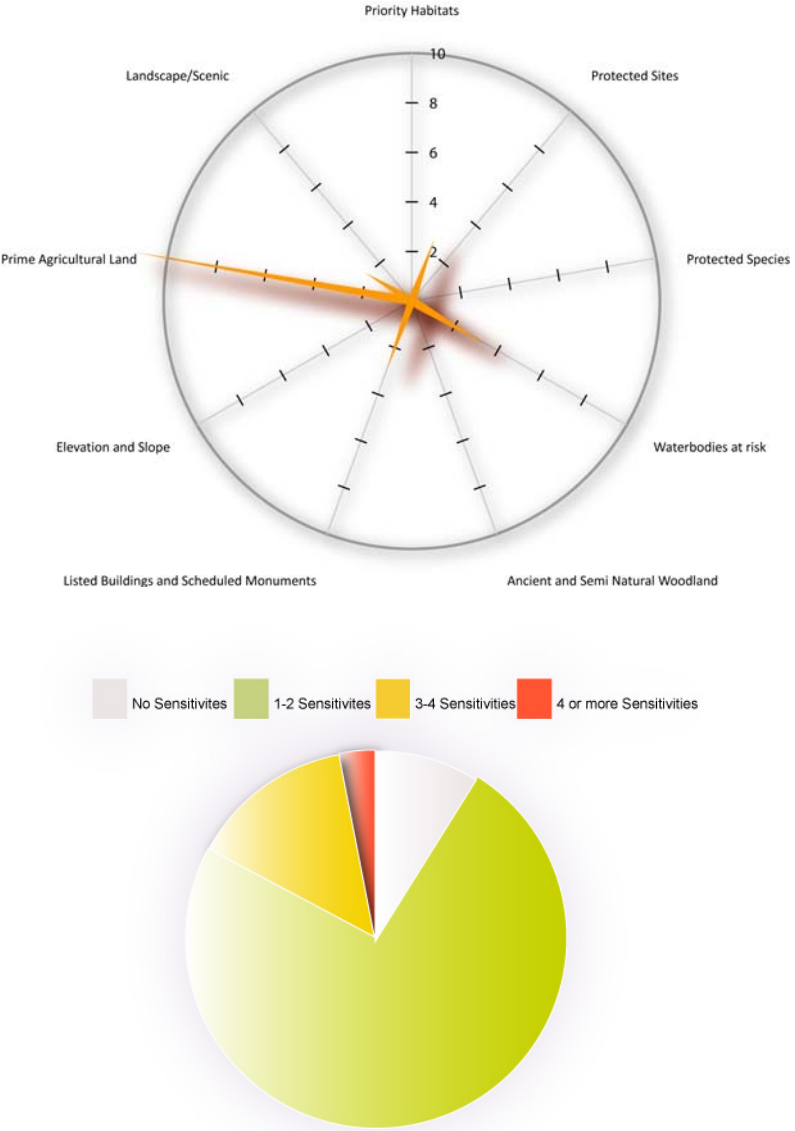
# Cumulative Sensitivities 2011 Ardler



## Map Description

This map looks beyond the impact of individual sites to consider the broader spatial context by assessing the cumulative impact of developing proposed sites in the settlement area. Development sensitivities are strategic natural or cultural features that limit or restrict new development. Development should be guided towards areas where sensitivities are limited or absent.

*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



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# Strategic Sensitivities 2011 Ardler

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
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- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area

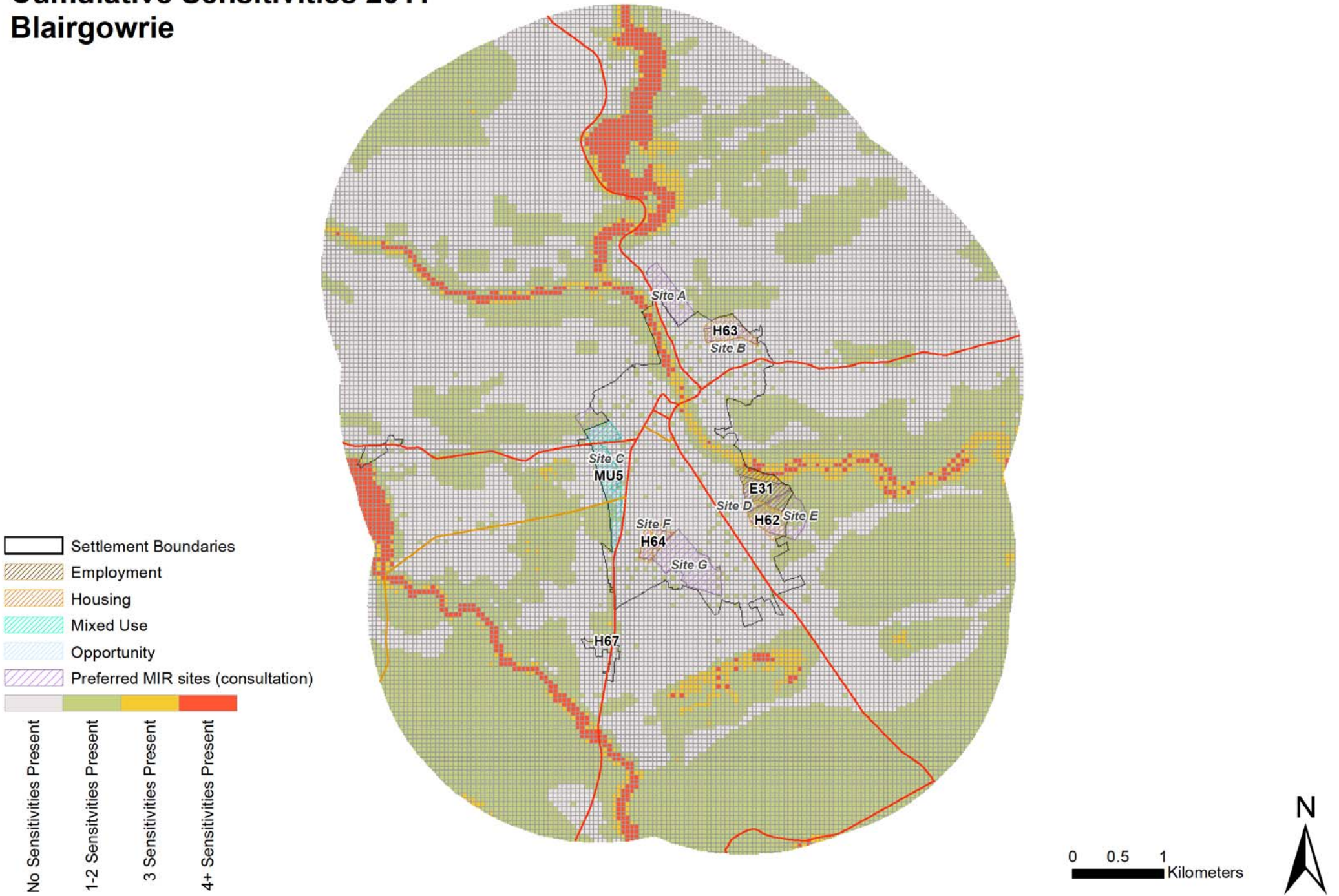


- Housing (H66) flooding
- Prime agricultural land
- Water quality – intercatchment at risk

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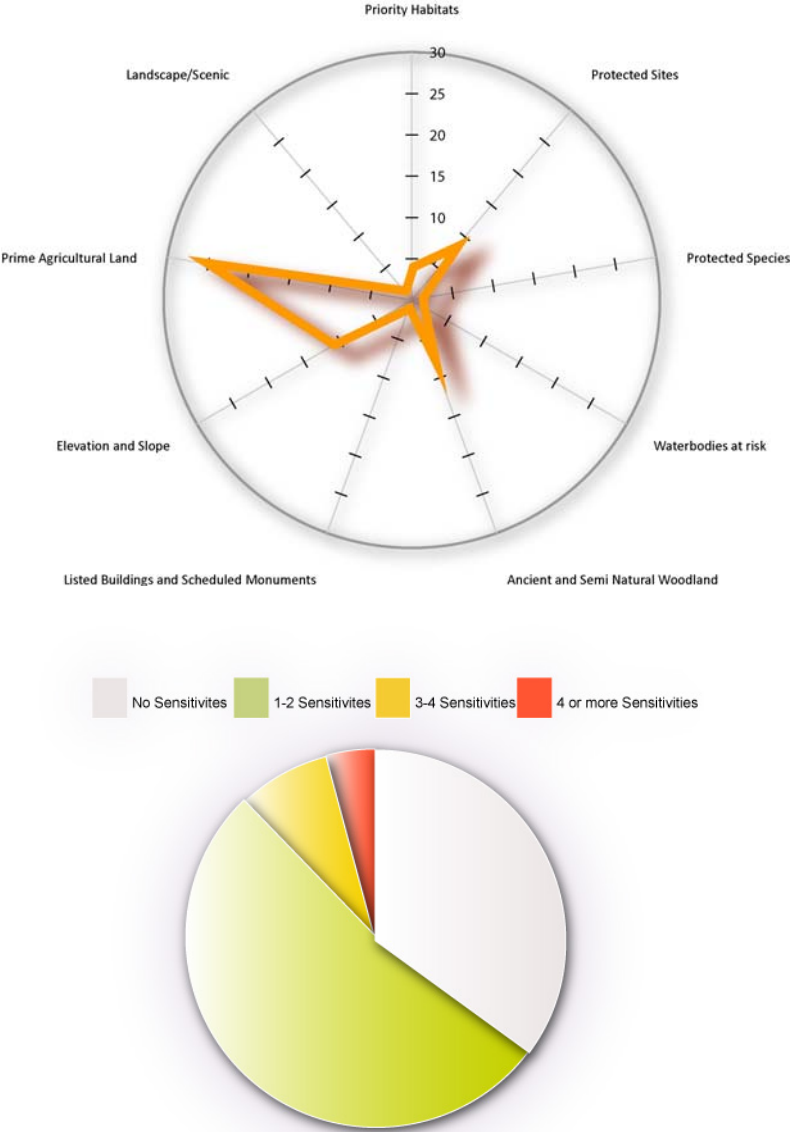
# Cumulative Sensitivities 2011 Blairgowrie



## Map Description

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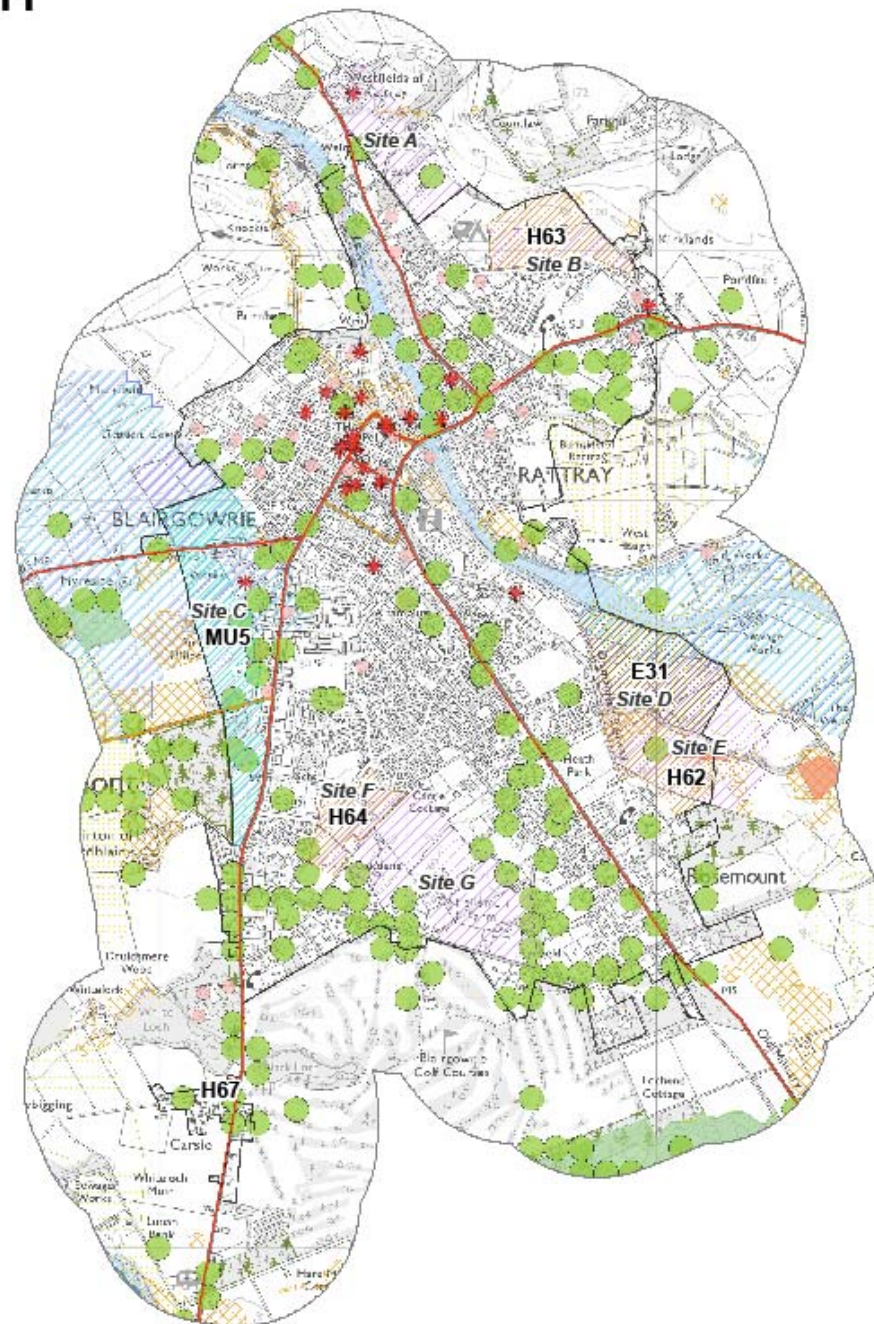
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*



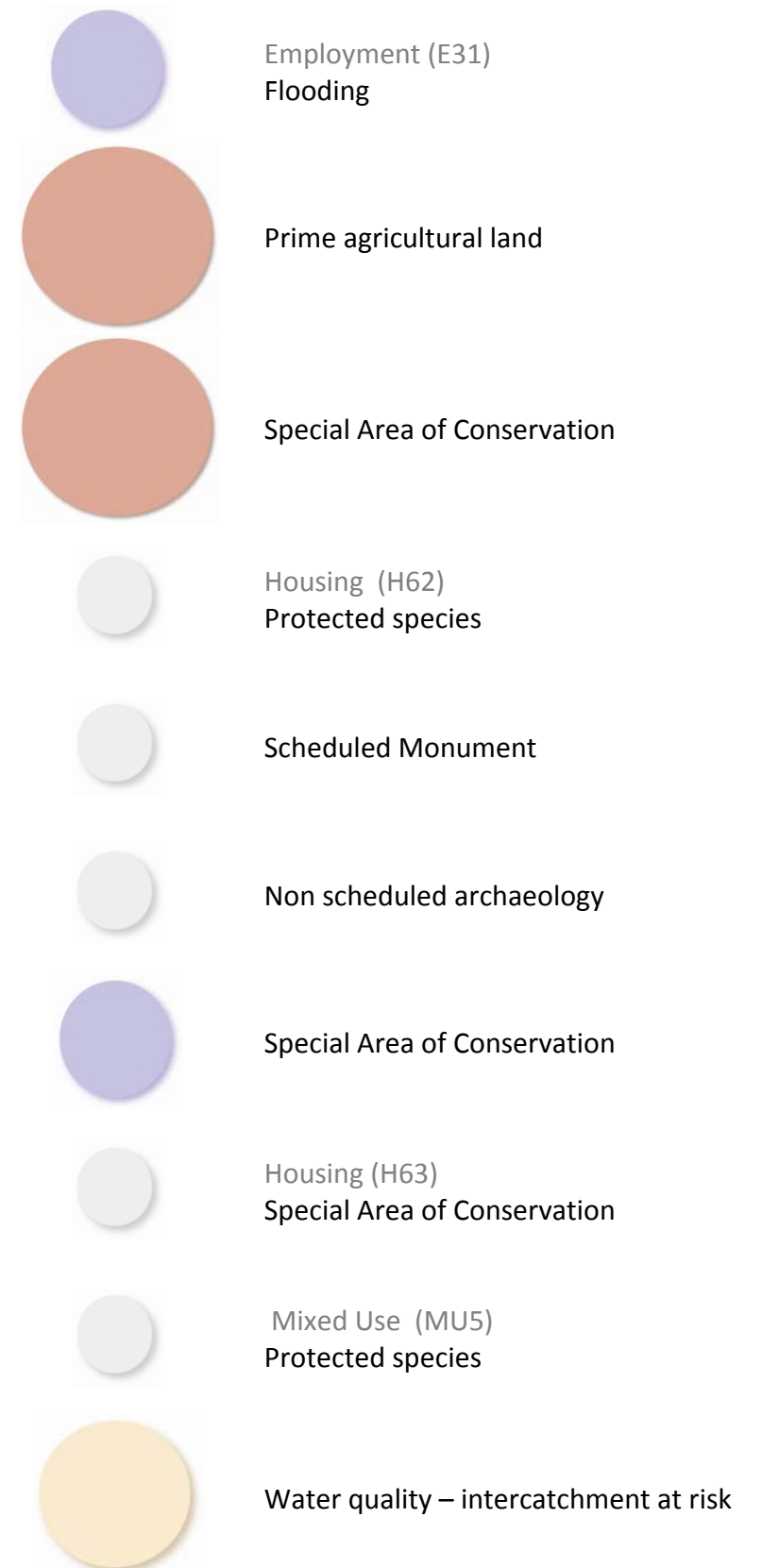
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## Strategic Sensitivities 2011 Blairgowrie/Carsie



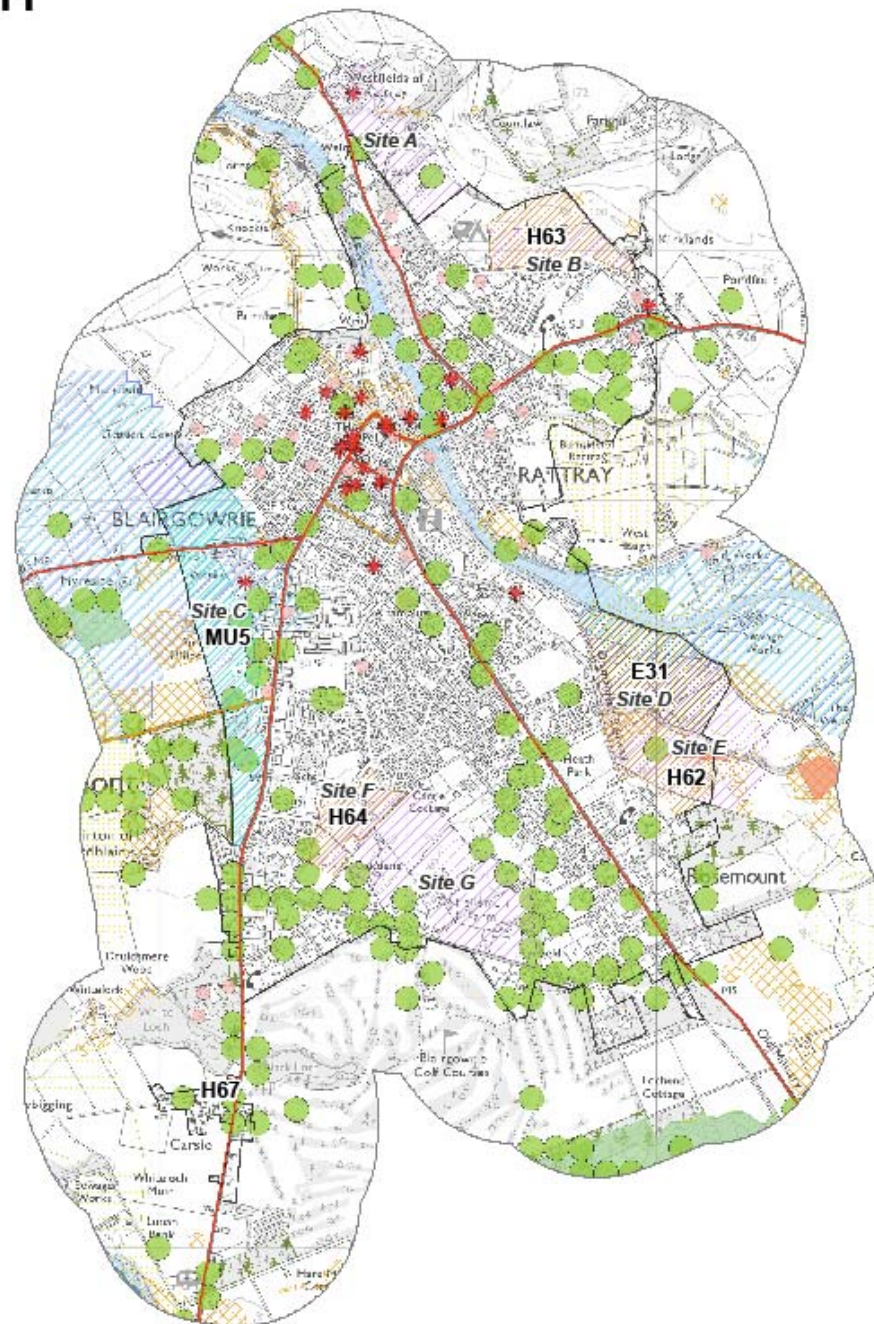
0 0.3 0.6 Kilometers



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## Strategic Sensitivities 2011 Blairgowrie/Carsie



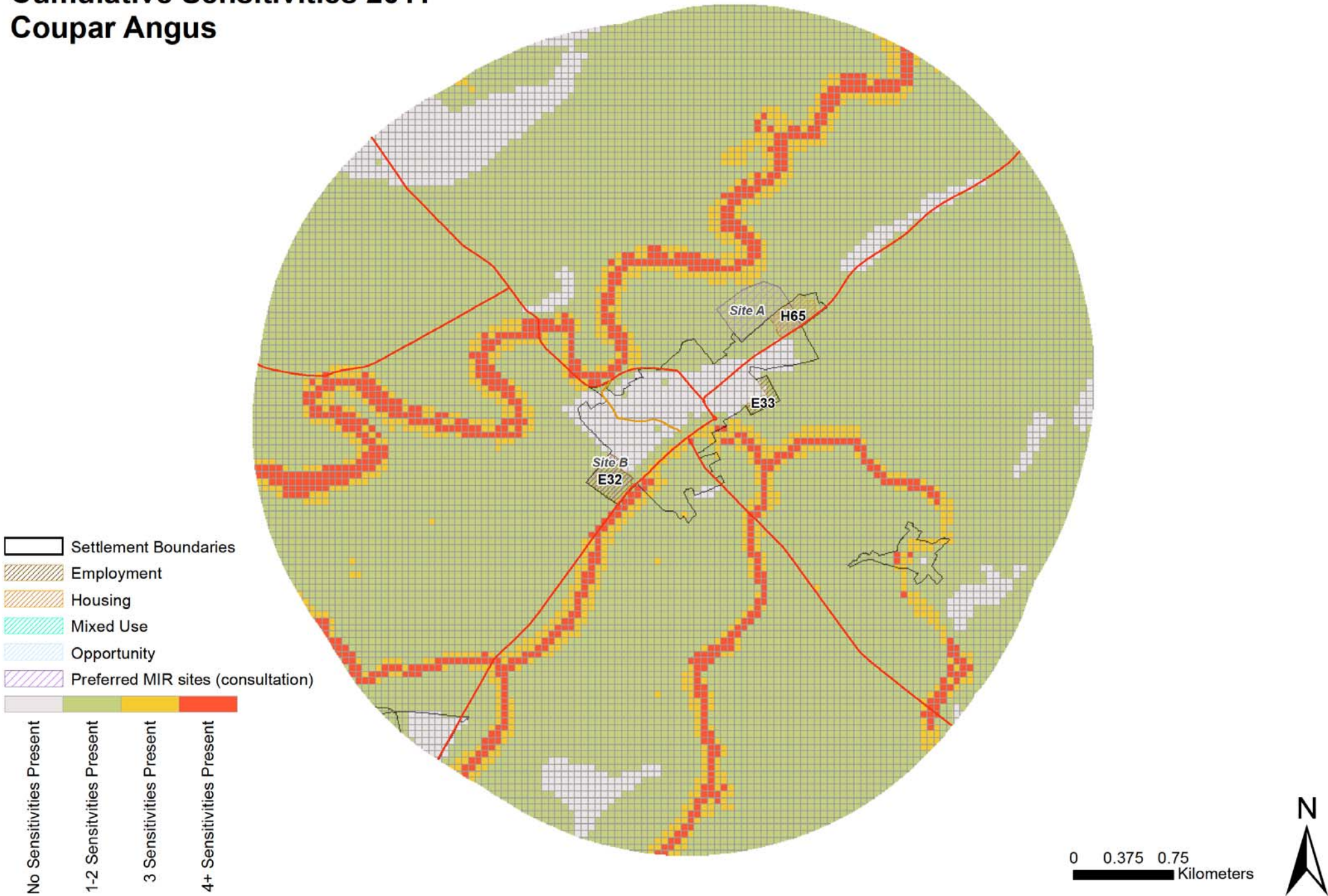
0 0.3 0.6  
Kilometers



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# Cumulative Sensitivities 2011 Coupar Angus

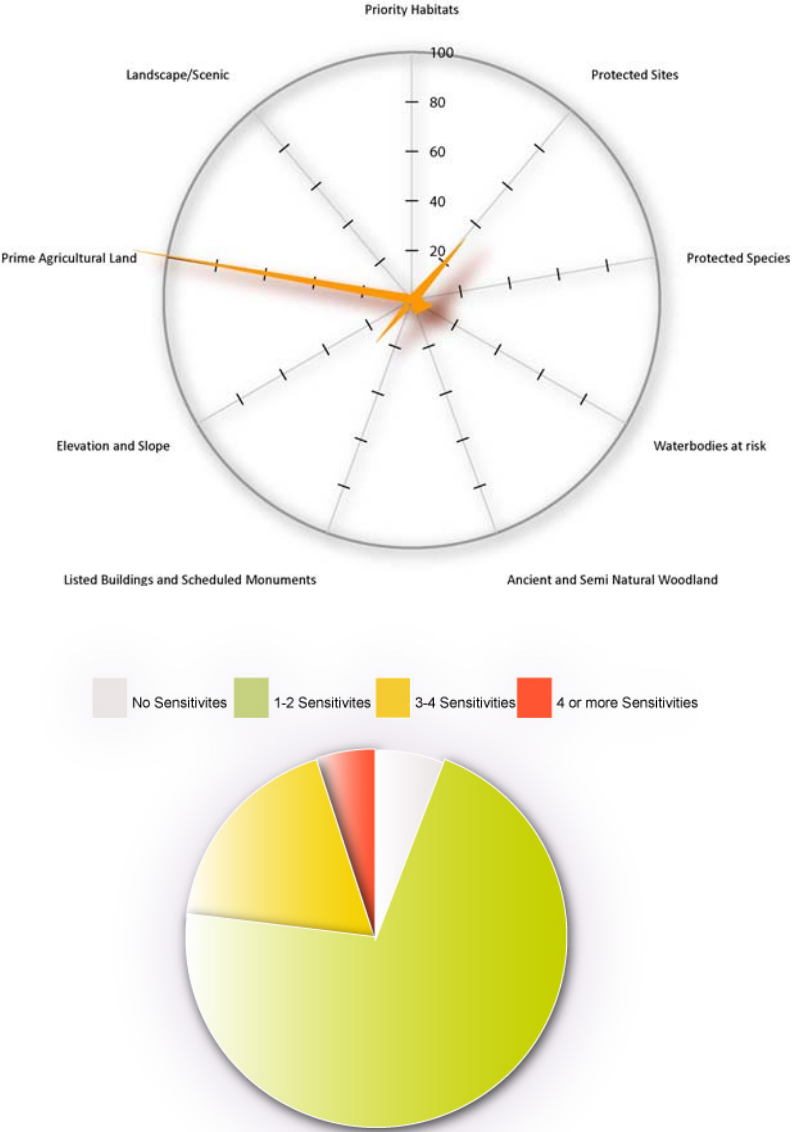


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## Map Description

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*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*





# Strategic Sensitivities 2011 Coupar Angus

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area

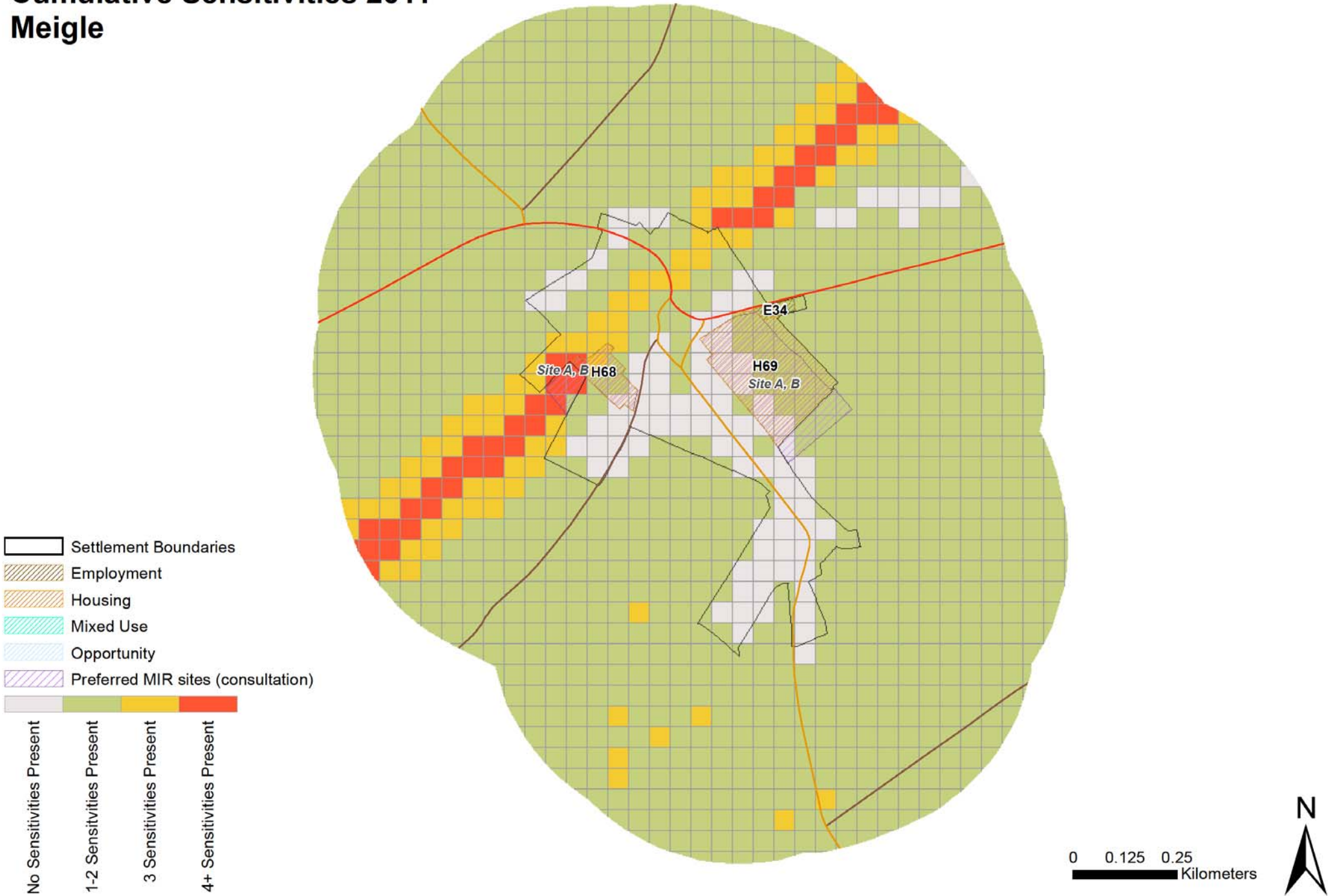


- Employment (E32)  
Water quality – intercatchment at risk
- Prime agricultural land
- Employment (E33)  
Prime agricultural land
- Water quality – intercatchment at risk
- Housing (H65)  
Protected species
- Special Area of Conservation
- Prime agricultural land
- Water quality – intercatchment at risk

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# Cumulative Sensitivities 2011 Meigle

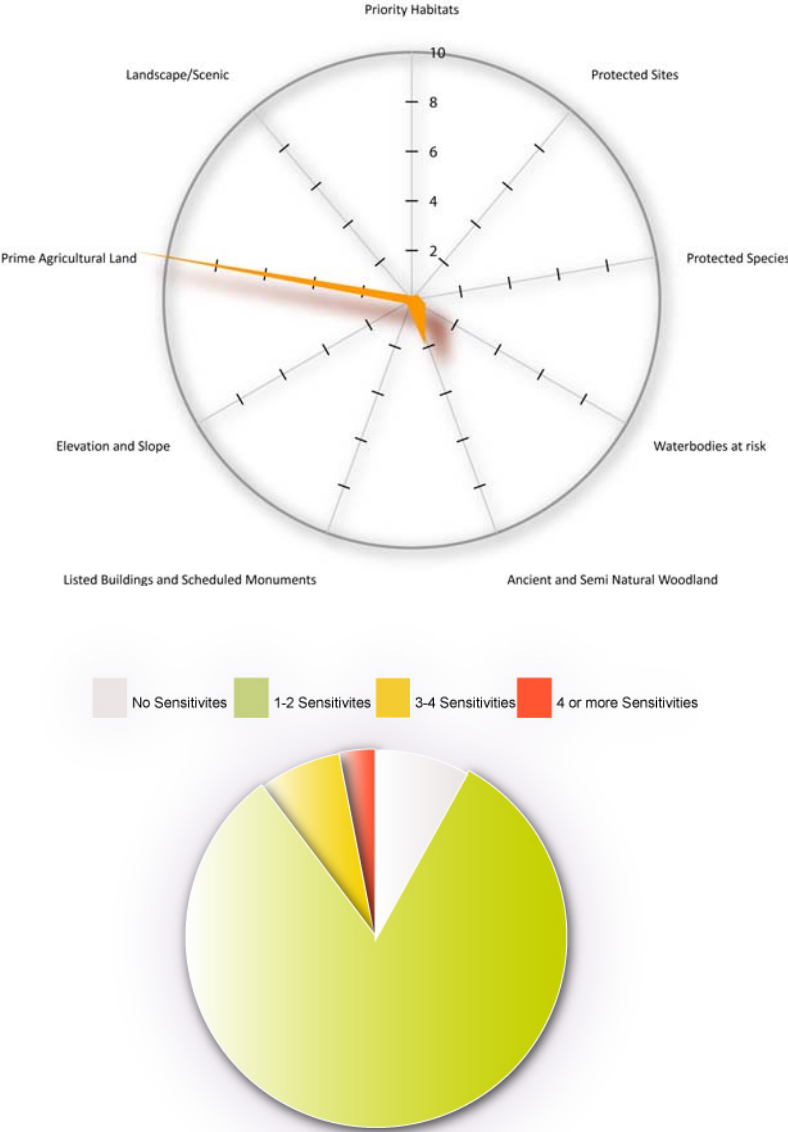


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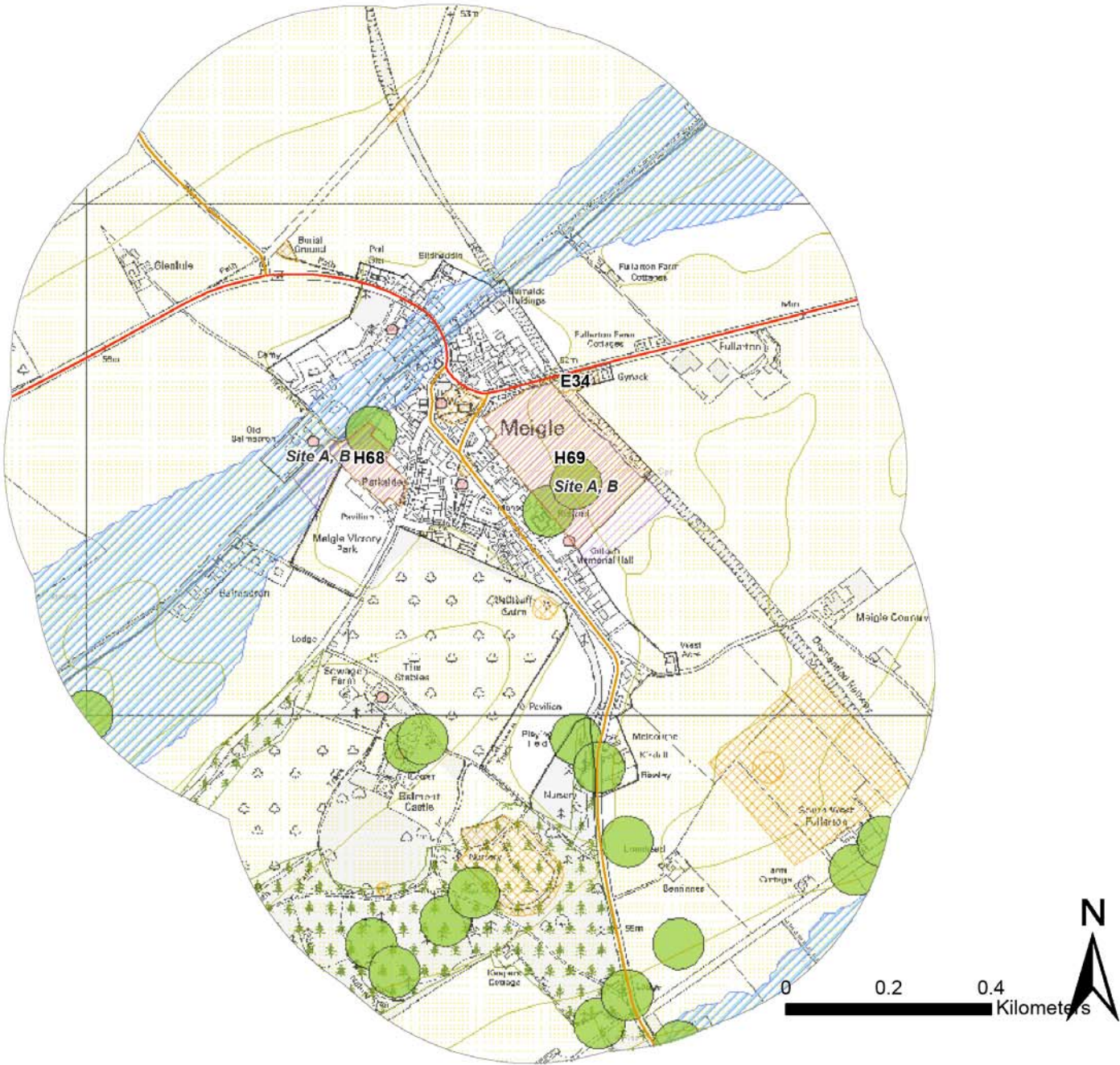
*The diagrams below illustrate; component strategic level sensitivities and overall cumulative sensitivities by the % landcover of the settlement or expansion area.*





# Strategic Sensitivities 2011 Meigle

- Preferred MIR site (consultation)
- Employment
- Housing
- Mixed Use
- Opportunity
- Listed Building
- Key Facility - Sustainable Centres
- Priority and protected species
- Land Capability for Agriculture
- Scheduled Monument
- Non Scheduled Archeology
- Gardens and Designed Landscape
- Less than good river waterbody
- National Scenic Area
- National Nature Reserve
- RAMSAR
- Special Protection Area - SPA
- Special Area of Conservation - SAC
- Site of Special Scientific Interest SSSI
- Cairngorms National Park
- Loch Lomond National Park
- Area of Great Landscape Value - AGLV
- RSPB Important Bird Area
- Ancient Woodland
- Semi Natural Woodland
- Perth and Kinross Greenbelt
- 1:200 Indicative Flood Extent
- Loch Leven Catchment Area
- Lunan Catchment Area
































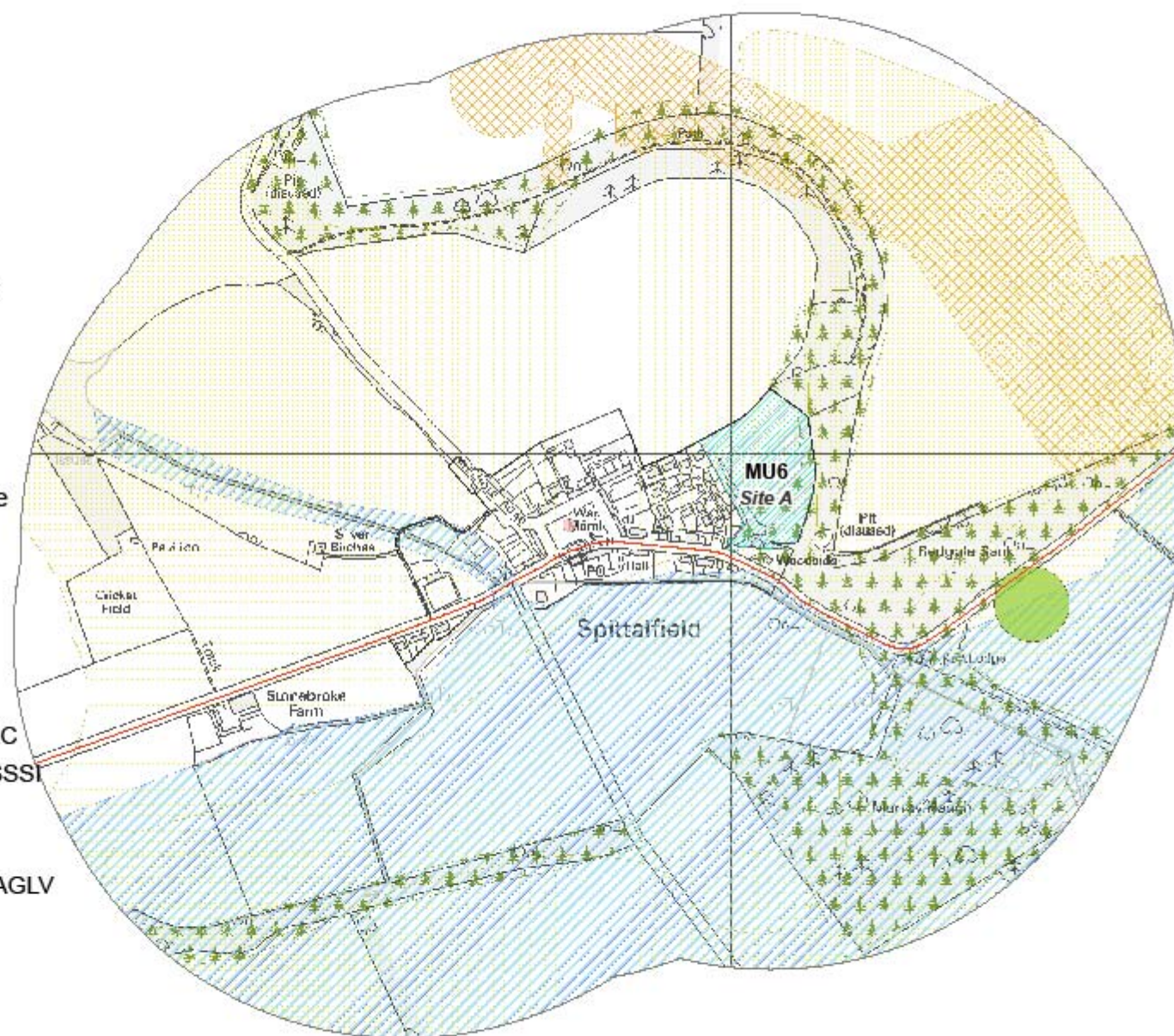
- Employment (E34)  
Non scheduled archaeology
- Prime agricultural land
- Housing (H68)  
Prime agricultural land
- Protected species
- Less than good rivers
- Flooding
- Water quality – intercatchment at risk
- Housing (H69)  
Protected species
- Prime agricultural land
- Water quality – intercatchment at risk





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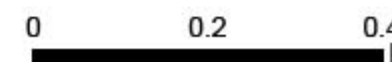


# Strategic Sensitivities 2011 Spittalfield

-  Preferred MIR site (consultation)
-  Employment
-  Housing
-  Mixed Use
-  Opportunity
-  Listed Building
-  Key Facility - Sustainable Centres
-  Priority and protected species
-  Land Capability for Agriculture
-  Scheduled Monument
-  Non Scheduled Archeology
-  Gardens and Designed Landscape
-  Less than good river waterbody
-  National Scenic Area
-  National Nature Reserve
-  RAMSAR
-  Special Protection Area - SPA
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-  Cairngorms National Park
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-  Area of Great Landscape Value - AGLV
-  RSPB Important Bird Area
-  Ancient Woodland
-  Semi Natural Woodland
-  Perth and Kinross Greenbelt
-  1:200 Indicative Flood Extent
-  Loch Leven Catchment Area
-  Lunan Catchment Area



-  Mixed use (MU6)
-  Ancient and semi natural woodland
-  Water quality – intercatchment at risk
-  Prime agricultural land

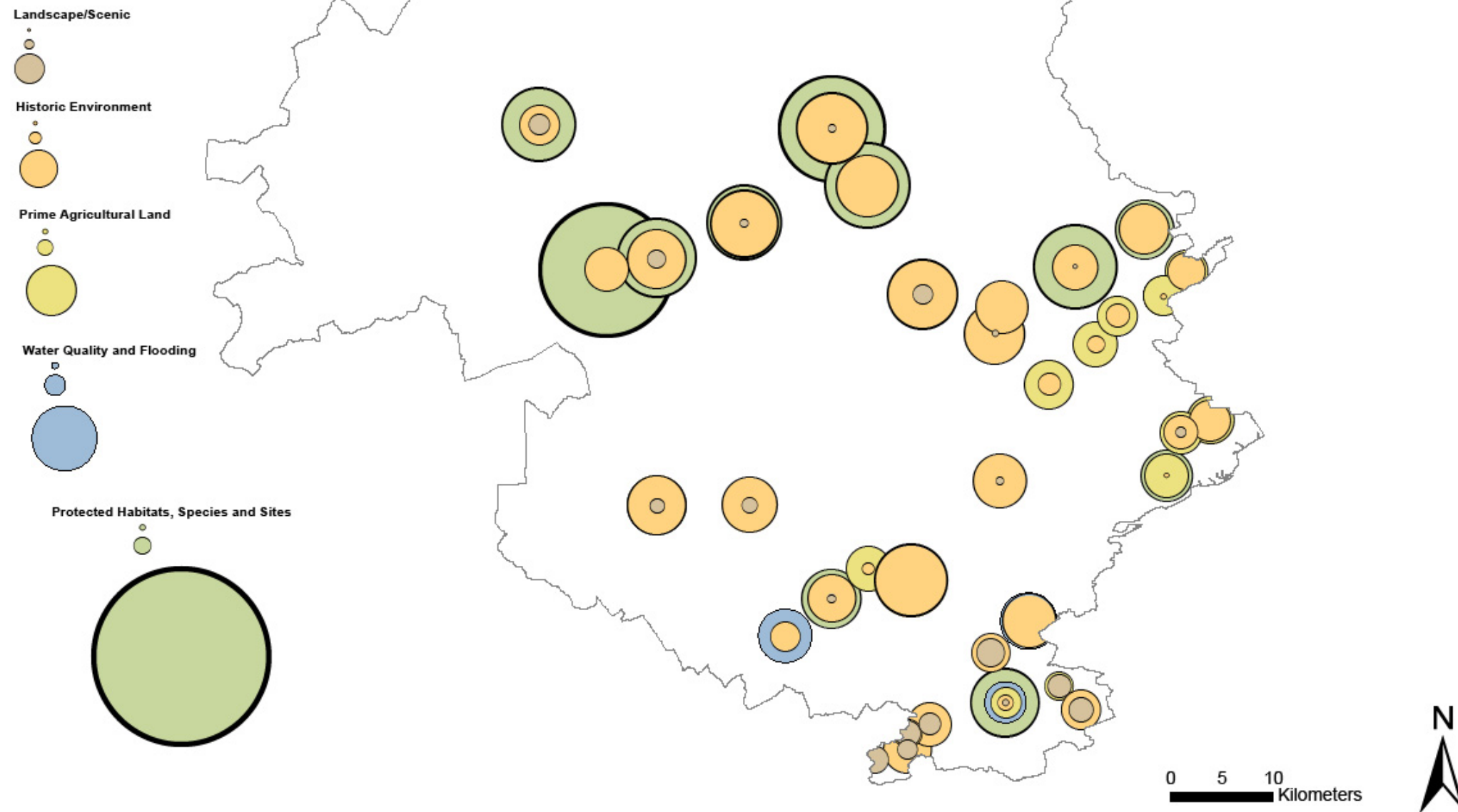


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## Strategic Sensitivities 2011

### % landcover of settlement area



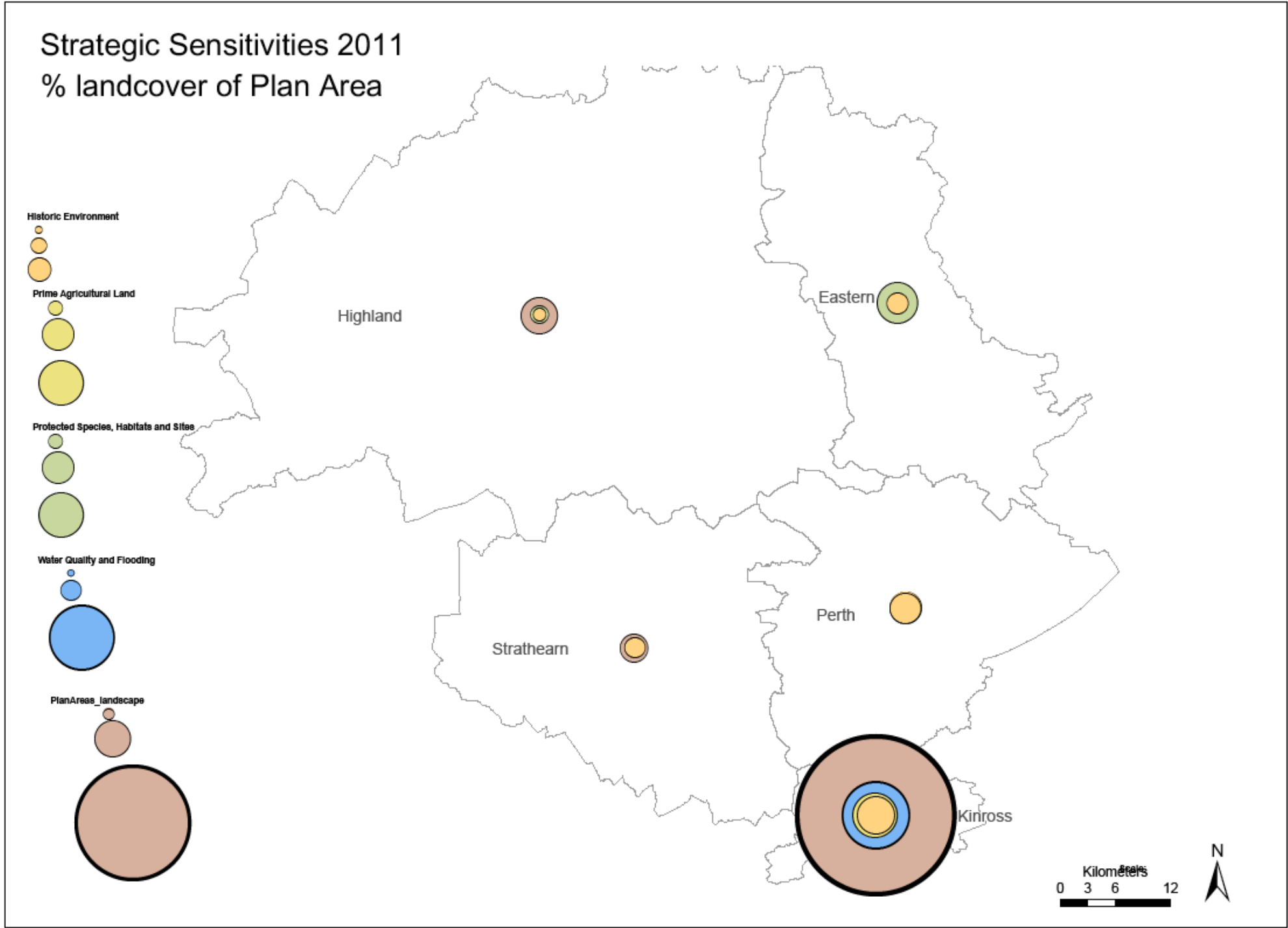
## Map Description

This map displays the total percent land cover of the settlement area occupied by key natural and cultural sensitivities.

The proportional symbol map uses symbols of different sizes to represent the data associated with different locations within the map. The circle is proportional to the percent land cover occupied by each group of sensitivities within the settlement boundary. The map reader can then form a picture of the quantitative distribution of sensitivities by examining the pattern of the different sized symbols.

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**Map Description**

This map displays the total percent land cover of the Plan Areas occupied by key natural and cultural sensitivities.

The proportional symbol map uses symbols of different sizes to represent the data associated with different locations within the map. The circle is proportional to the percent land cover occupied by each group of sensitivities within the Plan Area boundary. The map reader can then form a picture of the quantitative distribution of sensitivities by examining the pattern of the different sized symbols.

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## 6 CUMULATIVE EFFECTS

### Assessment of SEA for other relevant PPS

- 6.1** In order to help to determine the cumulative effects of the Plan on the environment an analysis of the environmental assessments undertaken for other plans and policies that may have an effect on the area's environment was carried out. This has allowed for an assessment to ascertain whether any negative environmental impacts of the Plan will be counterbalanced by improvements in other areas or whether positive environmental effects can be enhanced by similar actions in other areas. Table 7.1 of the Environmental Report which provided the outcome of that

assessment has been updated below to reflect comments made by SEPA in relation to the *Tay Area Management Plan* and the water environment topic. It should be noted that these additional comments are also applicable to the other SEA Topics, i.e. where the LDP proposes new development that will exacerbate existing pressures or create new ones, additional mitigation and enhancement measures will be required. The final column under the Cultural Heritage topic has also been updated with minor additional wording to reflect that both development and visitor activity could potentially lead to loss or damage to the historic environment.

**Table 6.1: Assessment of Strategic Environmental Assessments for other relevant PPS (Note: Table 7.1 in original Environmental Report)**

| TAYplan Main Issues Report   | Tay Area Draft Management Plan 2009-15  | Tay Forest District Strategy 2009-13  | National Planning Framework 2  | TACTRAN Regional Transport Study   | Overall Effects on the LDP Area   |
|--|---|---|--|--|---|
| <b>Soil &amp; Water</b>  |   |   |  |  |   |
| <p>With the exception of the potential for regeneration in Dundee, development under the proposed strategy has the potential to have a negative impact on soil and land.</p> <p>The TAYplan has a large area of cultivatable land within its borders. Development would likely have a negative impact in terms of reducing the amount of this resource, particularly when considering the potential for incremental loss throughout the rural settlements in tiers 2 and 3.</p> <p>Under this spatial strategy option the majority of development would be concentrated in areas that are currently failing to meet required 'good' ecological status as required by the Water Framework Directive, and could potentially cause further deterioration.</p> | <p>All of the measures in the draft RBMP are designed to address a pressure that is adversely affecting a water body and to improve its ecological status. All measures are designed to produce positive effects on the water environment in the water bodies to which they apply.</p> <p>Improvements in water quality caused by measures that tackle diffuse and point source pollution may result in improve soil quality as fewer pollutants will be deposited on land.</p> <p>Measures relating to abstraction and flow regulation may also lead to benefits for soils by reducing erosion by floods or soil loss through drought.</p> <p>Measures to improve morphological conditions of channel banks, shorelines, riparian zones and wetland habitats will help to improve infiltration rates, reduce run off and therefore</p> | <p>Sustainable and lower impact forest management as promoted in the climate change, timber and environmental quality policies will help to safeguard both water and soil resources. In addition, flood and catchment management plans will lessen erosion and help to disrupt surge events.</p> <p>Some uncertainty was identified in relation to business developments on forestry land which could be potentially harmful if inappropriately sited or designed.</p> <p>It should be noted that any negative effects on the soil resource would be largely due to the absence of a robust soil protection policy.</p> | <p>Potential effects on water quality from economic development in and around cities and in accessible areas.</p> <p>Effects on water supplies arising from economic development in and around cities and in accessible areas.</p> <p>Potential for soil sealing arising from green-field site development to accommodate strategic economic development on edge of cities and in accessible areas.</p> <p>Impacts on coastal waters arising from an emphasis on shipping sector.</p> <p>Increased risk of water pollution and damage or loss of soils, arising from processes of derelict land remediation.</p> | <p>The balance of RTS measures was not assessed as having significant impacts on either soil or water. Legislation at the European level (such as the Water Framework Directive) and associated UK legislation aims to deliver long-term protection of the water environment and thus any negative impacts must be identified and a programme of improvement measures introduced. This should prevent any further decline of water quality in the absence of the RTS, so the effect is considered to be slightly beneficial.</p> | <p>Possible flooding and water management issues arising in the Tay and Earn catchments.</p> <p>The potential significant adverse effects could be mitigated to some extent by other plans.</p> |



| TAYplan Main Issues Report   | Tay Area Draft Management Plan 2009-15  | Tay Forest District Strategy 2009-13  | National Planning Framework 2  | TACTRAN Regional Transport Study  | Overall Effects on the LDP Area   |
|--|---|---|--|---|---|
|  | <p>contribute to reducing erosion.</p> <p><b>Note:</b> The Tay Area Management Plan was designed to address existing pressures on the water environment in order to improve its ecological status. If the LDP proposes new development that will exacerbate existing pressures or create new ones, additional mitigation and enhancement measures will be required to address these issues.</p> |   |  |   |   |
| <b>Cultural Heritage</b>   |   |   |  |   |   |
| <p>Considering the historic environment there are a number of listed buildings and scheduled ancient monuments in the TAYplan area, as well as ancient woodlands, historic gardens and designated landscapes.</p> <p>Current and predicted development areas place significant pressure on many of the region's cultural assets. Of the region's 1335 Scheduled Ancient Monuments, 37% are within areas of either current or future predicted growth. Similarly, 49% of listed buildings and 50% of designed landscapes are within these areas.</p> <p>Overall, the spatial strategy proposes development that could have negative impacts on the historic environment through incremental losses if protection is not properly given.</p> | <p>The majority of measures are not likely to have significant effects on cultural heritage.</p>  | <p>The 2007 draft plan is likely to have a mixed effect on the SEA historic environment objectives.</p> <p>Renewable energy development and flood and catchment management schemes have the potential to have serious negative effects on the historic environment by threatening the fabric and setting of archaeological sites and monuments.</p> <p>Income diversification as a result of business development policies may also have a negative effect however the scale of the impact will depend on the nature and location of any proposed development. The 'Forests and Archaeology' guidelines should help to ensure that negative impacts as a result of these activities are avoided where possible.</p> <p>Promoting greater access to the forest may have a positive effect by increasing understanding and awareness of the importance of cultural heritage issues. The environmental quality cultural heritage policy will also have an overall positive effect.</p> | <p>Potential loss of or damage to archaeology and effects on the setting of historic buildings, monuments, landscapes and townscapes in and around cities as a result of economic development.</p> | <p>Although through the activities of agencies such as Historic Scotland the cultural heritage will continue to be conserved and where appropriate enhanced, traffic growth and congestion, particularly in the historic towns and cities could cause harm to historic buildings and archaeological sites through emissions, noise and vibration. This could also impact negatively on townscapes and settings.</p> | <p>Negative impacts on the historic character or setting of small and medium sized towns as a result of development/diversification.</p> <p>Potential for loss or damage to the historic environment arising from <i>development and</i> associated visitor activity.</p> <p>Overall, the impact of the Plan is uncertain as it depends on how all plans are implemented.</p> |

Assessment of Cumulative Effects across Perth and Kinross

6.2 Table 7.2 of the Environmental Report has been updated below to reflect comments received during the consultation period for that document, with regards to flooding, Climate Change and the historic environment.

Table 6.2: Summary of Cumulative Effects for Perth and Kinross (Note: Table 7.2 in original Environmental Report)

| SEA Topic              | Summary of Impacts – PKC Wide Assessment   |
|------------------------|--|
| Air & Climatic Factors | <p>It is important that risk of flooding should not be exacerbated and consideration should be given longer term implications beyond the lifetime of the LDP. Therefore adjustments or decisions should be made now that will reduce the number of people at risk, or potentially at risk from flooding. Development in flood risk areas is in conflict with the SEA Objectives which seek to safeguard the functional floodplain and reduce the area's vulnerability to the effects of climate change.</p> <p>Currently the floodplain in Perth and Kinross remains relatively undeveloped and the majority of water courses affect only agricultural or hill land. However, one sixth (17%) of the expansion areas are within the 1 in 200 year flood risk outline representing the third ranked sensitivity (in terms of area affected) across the expansion areas. New development which is at risk of flooding or could place existing settlements at risk is a significant pressure. Almost 10% of existing residential properties are located within the SEPA indicative 1 in 200 year flood risk outline.</p> <p><i>Piecemeal development in areas at risk of flooding could have cumulative and synergistic effects on catchment flood risk in the LDP area. These flooding events are likely to increase in frequency and intensity with predicted climate changes.</i></p> <p>A sustainable flood risk management strategy should avoid such development. In areas where flood defences are required, strategies should look to ensure that these, as far as possible, enhance the environment e.g. soft engineering and managed land retreat. This could potentially have positive impacts on biodiversity in terms of habitat creation and loss.</p> <p><i>The growth and new development proposed in the LDP is likely to result in an increase in greenhouse gas emissions as a result of increased population and housing, and associated increased traffic. The LDP can help facilitate adaptation to climate change by ensuring that new development is planned to minimise vulnerability to future climate impacts. These include increased flood risk, extreme weather events, landslides as well as potential droughts and heat waves.</i></p> <p>Development is likely to increase the levels of air pollution across Perth and Kinross which would have secondary impacts for human health.</p> |
| Cultural Heritage      | Archaeology and architectural heritage are protected through legislation   |

~~and policy, but cultural heritage has elements of the historic environment~~  
~~have the potential to be impacted on through~~ *upon by* development.  
Development in close proximity to protected sites or buildings can, if not mitigated for, impact on their context, which would lead to pressure on the historic environment and potentially result in degradation or loss. This would be in conflict with MIR and SEA Objectives. Although, less than one tenth of the environment across the settlement expansion areas is sensitive as a result of cultural heritage interests, this figure masks significant variance amongst settlements as well as the cumulative impacts on locally important archaeological features. Nearly 30% of Crieff's expansion area possesses cultural heritage assets, in contrast to only 1% of the expansion area in Alyth.

Potential also exists to improve the historic environment through investment in old buildings and the management of gardens and designed landscapes.

Potential Cumulative Impacts of the LDP with the CTRLR

- 6.3 Comments received during the consultation period for the Environmental Report identified the need to further consider the potential cumulative environment effects of implementing the LDP, namely the proposed development sites at Berthapark, Almond Valley Village, Perth West, Luncarty, Scone and Inveralmond Industrial Estate, in combination with the Cross Tay Link Road (CTRLR).
- 6.4 An updated cumulative assessment which looks at the in combination effects of these proposals has been carried out and reported in Section 5 of the *Draft SEA Environmental Report Addendum – Shaping Perth's Transport Future*. The results of that table have not been replicated here for reasons of conciseness; however, the assessment concluded that the development of *Shaping Perth's Transport Future* will potentially lead to improvements to the operation of the local and strategic road network to extend the catchment area for commuters, but with a consequential net rise in emissions, particularly as a result of car travel. It was noted that investment in measures to encourage and enhance alternatives to this mode of travel could however have the effect of off-setting a possible rise in commuter traffic and therefore the potential cumulative effects could actually be positive.
- 6.5 Synergistic positive benefits for health and wellbeing and also air quality could arise as a result of development patterns, the application of policies in the LDP and conditions attached to the granting of planning permission which are supportive of creating sustainable and low carbon communities; thereby reducing the need to travel, and in those instances where travel is necessary, reduce dependence on



private car, and encourage the use of alternative modes i.e. walking, cycling and public transport.

- 6.6** The development of both strategies could however result in negative synergistic impacts to biodiversity and landscape in the Perth area, unless sensitive design and mitigation are incorporated throughout the development and implementation of the proposals.

## 7 POLICY ASSESSMENT

- 7.1** This section provides a more detailed update to the summary of the findings from the analysis of potential LDP policy provided in the Environmental Report. It was not considered possible to assess the actual effect of the policy framework at the time of preparing the Environmental Report because the MIR did not contain any policies.
- 7.2** In order to keep the appraisal of policies structured and systematic, a matrix approach was used both in the carrying out of the assessments and in presenting the results. The methodology adopted resulted in the assessment of each of the Plan's policies against the 17 agreed SEA objectives. However, it is important to ensure that the assessment is not misrepresented as something more sophisticated than it actually is. The appraisal is based on a series of informed, professional judgements about the likely significant effects of policies and policy areas, using the best information available.
- 7.3** The following paragraphs provide a summary of the results for each of the Proposed Plan policy groups. The more detailed matrix summaries are provided in Appendix B to this Addendum.

### Placemaking Group Assessment Summary

- 7.4** As the Developers Contributions policy will not in itself result in any physical development, but rather provides a statement of the approach the Council will follow in seeking financial contributions from developers linked to their proposals, it was considered that an assessment was not required because its implementation is unlikely to result in any significant effects.
- 7.5** In terms of the Placemaking and Design Statements policies, overall it is expected that the implementation of the policy group will result in significant positive effects on the SEA Topics, either individually or in combination with other policies and guidance in the Plan; particularly in terms of the objective which seeks to promote and ensure high standards of sustainable design and construction. In addition, the Design Statements policy should make a significant contribution to ensuring the protection and enhancement of historic environment assets and townscape character in Perth and Kinross.

- 7.6** Uncertain or unpredictable effects were identified as a result of implementing the Placemaking policy in terms of those SEA Objectives relating to flood risk, air quality, reducing journey lengths and the need to travel, and reducing greenhouse gas emissions, as any potential impacts will be largely dependent on the specific details of individual development proposals at the planning application(s) stage. The same applies for the Design Statements policy in terms of SEA Objectives 8 (air quality), 9 (reducing journey lengths and the need to travel) and 16 (protect and enhance the area's landscapes).
- 7.7** Finally it was considered that no significant impacts are likely to arise from implementing the policy group in terms of soil (both policies) and the water environment (Design Statements) due to the both policies largely being concerned with ensuring high standards of design and the creation of sustainable places through new development, rather than promoting the provision of actual physical development.

### Economic Development Group Assessment Summary

- 7.8** Overall a number of uncertain or unpredictable effects have been identified for this policy group, largely due to the fact that any potential impacts are likely to be dependent on the type, scale and location of individual development proposals arising as a result of the policies in this group. However, it is considered that by applying the Plan's policy framework to these proposals at the planning application(s) stage, it should be possible to avoid/minimise or mitigate against any potential significant negative environmental effects identified on a case by case basis, and where relevant, develop appropriate enhancement measures to help deliver more positive outcomes.
- 7.9** Potential significant negative effects were noted for a number of the policies; namely: Rural Business/Diversification (objectives for the water environment and directing development to sustainable locations to reduce journey lengths and the need to travel) due to the likely requirement for private septic tanks possibly in areas which may already have a poor water environment, and increased journeys to access goods, facilities and services at the nearest main settlement; Caravan Sites etc. and Communications Infrastructure policies (SEA Objective to protect and enhance the area's landscapes) due to potential visual impact, and Major Tourism Resorts (objectives for waterbody status and protect and enhance the



historic environment) as some of the named resorts are adjacent to the River Tay SAC and/or within Gardens and Designed Landscapes. However, by applying other policies and guidance in the Plan at the Development Management stage for individual development proposals, it should be possible to avoid/minimise or mitigate for any potential significant negative impacts; for example policies on drainage, transportation and accessibility, the historic environment, and managing change in the area's landscapes.

- 7.10** Finally, the potential for positive impacts (mostly in combination with other policies in the Plan) have been identified through the group assessment; in particular, the policy for Employment and Mixed Use Areas should lead to positive effects on a number of the SEA Topics by grouping employment and housing land uses together at the same location, and also by requiring development not to detract from the amenity of neighbouring areas, and good active travel and public transport links. In addition, positive effects are anticipated for the population and human health topics across the majority of the policies as they provide new and improved employment, recreation and leisure opportunities. Further positive effects are expected in respect of the material assets and sustainable design and construction objectives when the Economic Development Policy Group is implemented in conjunction with other policies.

## Retail and Commercial Development Assessment Summary

- 7.11** The overall aim of this policy group is to promote the locating of retail and commercial development within town centres and commercial centres. As most of the policies relate to Perth City Centre, potential significant negative effects have been identified on the waterbody status and air quality objectives due to the existing capacity issues at the Perth WWTW, problems associated with surface water run-off and air quality management in the area. However, by applying the Plan's Drainage, Air Quality Management Areas and Transportation and Accessibility policies it should be possible to address any likely negative effects arising from proposals under this policy at planning application(s) stage, and also to secure appropriate enhancement measures. Potential negative impacts are noted for all of policies in the group on the SEA Objective to minimise waste, as further waste generation is a likely consequence of increased retail and commercial

activities. However, the Plan's Waste Management Infrastructure policy may help to alleviate some of the effects.

- 7.12** A number of uncertain/unpredictable effects have been noted in terms of objectives for biodiversity, flood risk, greenhouse gas emissions, Climate Change, the historic environment, landscape and townscape, as potential impacts will be largely dependent on the location, type, scale and in some instances design of individual proposals. Any such impacts would more appropriately be addressed at the planning application(s) stage, applying the Plan's policy framework. In addition, the assessment also identified the potential to further strengthen the potential for positive effects as a result of this policy group on the uncertain/unpredictable issues through the content of supplementary guidance.
- 7.13** Finally, a number of positive impacts were identified for this policy group on the SEA Objectives which seek to direct development to sustainable locations; maximise the sustainable use/re-use of material assets; those relating to the population and human health topics, and also promoting and ensuring high standards of sustainable design and construction. Although, for the most part, positive effects will rely on the policy's implementation alongside other policies in the Plan, such as those on Placemaking, Sustainable Construction and Transportation and Accessibility.

## Residential Development Group Assessment Summary

- 7.14** The overall environmental impact of the policies in this group is expected to be positive, particularly in relation to meeting objectives for Sustainable Development (sustainable locations, design and construction), population and human health, and material assets. However, some of these identified possible positive impacts will be reliant on implementation of the policies in combination with other policies in the Plan; for example on Placemaking, Transportation and Accessibility; flooding; the Natural Environment; Noise Pollution, and Community Facilities, Sport and Recreation.
- 7.15** Some uncertain/unpredictable effects were noted in terms of the landscape and historic environment objectives, as potential impacts will be dependent on the location, scale, siting and design of new developments. The potential impact of new Gypsy/Travellers' sites on the objective for townscape has also been identified as unknown for the same reason. Again, to help avoid/minimise or mitigate for any

potential impacts, these issues should be considered in more detail against the Plan's policy framework as part of the determination process for individual planning applications; in particular policies on Placemaking, the Historic Environment and managing future landscape change.

- 7.16** For a number of the objectives no likely significant impacts were recorded, largely because the policies in this group are either criteria based or provide a general statement of the Council's intent with regards to securing the provision of a range of residential accommodation to meet different housing needs across the area.

### Transport and Accessibility Group Assessment Summary

- 7.17** Overall the policy will have some uncertain or unpredictable effects with the environmental objectives due to the fact that each development involving transport infrastructure will need to be dealt with on a case by case basis and the impacts in each case could either contribute positively or negatively depending on the type of transport infrastructure being provided, its location and the presence of environmental sensitivities. Any potential adverse impact should however be mitigated through the identification of specific mitigation measures for the individual proposal(s), which may include the application of other policies in the Plan and attaching conditions to the granting of planning permission.
- 7.18** Positive impacts have been identified in terms of population, human health and material assets with promotion of more sustainable modes of transport to be provided with developments.
- 7.19** There are potentially negative impacts on soil and water quality, which should be considered in more detail through the supplementary guidance linked to this policy and at individual planning application(s) stage. In addition, further strengthening of issues relating to biodiversity, water, air quality, the historic environment and landscape are also required to be incorporated into the associated supplementary guidance to enable a more positive outcome for development proposals under this policy group.

### Community Facilities, Sport and Recreation Assessment Summary

- 7.20** The overall environmental effects of implementing the Community Facilities, Sport and Recreation policy group are expected to be positive, particularly in relation to the population and human health and the sustainable use/re-use of material assets objectives. Other possible positive effects have been identified in relation to objectives for Climate Change mitigation and adaptation, landscape and townscape. However, in some instances the potential positive impacts arising out of the policy on Open Space Retention and Provision will be reliant on its implementation alongside other policies and guidance in the Plan. There is potential for adverse effects on biodiversity through increased access for recreational purposes, but such potential effects would be more appropriately considered at the planning application level using the Plan's policy framework in order to help avoid/minimise effects and also to develop appropriate mitigation and enhancement measures, where necessary.
- 7.21** Apart from the likely significant positive effects on the population and human health and material assets SEA Topics, the Community Facilities policy is likely to have no significant effects on most of the remaining SEA Objectives due to the restrictive nature of the policy.
- 7.22** The Public Access policy (including Core Paths) forms part of this group; however, a separate SEA was undertaken of the Council's Core Path Plan, which concluded that core paths have significant positive benefits including the health, recreation and active travel opportunities for residents. This in turn reduces demand for vehicular travel, improves air quality through reduction in emissions and provides mitigation in relation to the effects of climate change.

### The Historic Environment Group Assessment Summary

- 7.23** Overall it is expected that the implementation of the Historic Environment policies in the LDP will have significant positive effects on the SEA topics, either independently or as a result of their delivery in combination with other policies and guidance in the Plan. However, significant positive impacts in some cases will be dependent on how the policy is implemented on a case by case basis through the Development Management process for individual planning applications.



- 7.24** No significant effects are expected in relation to policies on Scheduled Monuments and Designated Historic Battlefields on SEA topics Air, Climatic Factors and Material Assets, or on the Soil, Water and Air topics in respect of the Listed Buildings policy.
- 7.25** A number of uncertain/unpredictable effects were noted, as the type and extent of impacts may be largely dependent on the specific location and type of historic environment asset and the type of development proposed.
- 7.26** Policy gaps in terms of designated historic battlefields and non-designated archaeology and historic buildings were identified as a result of the group assessment. However, it was considered by the plan-makers that due to a degree of overlap in terms of the non-designated historic buildings topic and the contents of the Plan's general 'Placemaking' policy, the issue would be better addressed through that 'Placemaking' policy.

### The Natural Environment Group Assessment Summary

- 7.27** As would be expected, overall the policies in this group are anticipated to deliver significant positive benefits to the majority of the SEA Topics, either individually or in conjunction with other policies in the Plan; particularly in relation to biodiversity, population and human health, Climate Change mitigation and adaptation, and landscape.

### Environmental Resources Group Assessment Summary

- 7.28** Overall it is expected that many of the policies in this group will have no impact on a number of the SEA Topics, in particular the minerals safeguarding policy, as it looks to safeguard the area's existing important minerals deposits rather than promoting development/extraction. Also the assessment criterion was not considered relevant for the Electricity Transmissions Infrastructure policy in terms of the SEA Objectives for soil, water, air and waste.
- 7.29** Likely significant negative impacts are noted in relation to the objectives for maximising the sustainable use/re-use of material assets, landscapes and townscapes as a result of implementing the Renewable and Low Carbon Energy Generation and Electricity Transmission Infrastructure policies for reasons of Greenfield land uptake and potential visual impacts. Potential negative impacts on

the objectives for reducing journey lengths and the need to travel, and landscape have been identified in respect of the minerals supply policy, due to the likely increased levels of transportation associated with these sites and changes to the landscape as a result of workings. However, the policies criteria in combination with other policies in the Plan should help to mitigate for any adverse impacts arising at individual planning application(s) stage, and also allow for the development of appropriate enhancement measures, particularly for the future restoration and after use of minerals sites.

- 7.30** As with many of the Plan's policies, there are a number of uncertain/unpredictable effects noted for policies in this group, namely those for energy generation and minerals supply, which will require further detailed consideration through the Development Management process for specific proposals. However, through applying the Plan's policy framework and placing conditions on the granting of planning permission it should be possible to avoid/minimise/mitigate for any significant negative effects arising at that stage and to also secure appropriate enhancement measures.
- 7.31** Implementation of the group's Prime Agricultural Land and Managing Future Landscape Change policies are expected to generate significant positive impacts for almost all of the SEA Objectives, either individually or in conjunction with other policies.

### Environmental Protection and Public Safety Group Assessment Summary

- 7.32** It is anticipated that there will be mostly significant positive or no impacts as a result of implementing the policies in this group; particularly the policies on Climate Change etc., New Development and Flooding, Water Environment, waste management, Air Quality and Contaminated Land.
- 7.33** Some potential significant negative effects have been identified in relation to the Lunan Valley and Loch Leven Catchment management area policies due to their restrictive stance on future development, which could affect SEA Objective 2 which seeks the accommodation of population and household growth. However, as the second part of the objective also requires that development is directed to 'appropriate' locations, the potential conflict should be lessened.

- 7.34** A number of uncertain or unpredictable effects were noted in terms of the historic environment, landscape, townscape and Climate Change objectives, as potential impacts will largely be dependent on the specific details of proposals. In order to ensure that any potential negative effects of development proposals are addressed, application of the Plan's policy framework to individual proposals at planning application stage should help to avoid/minimise any impacts and allow for the development of appropriate mitigation and enhancement measures.
- 7.35** It was considered that no assessment was required of the group's policies on Health and Safety Consultation Zones, Airfield Safeguarding and Blairingone Ground Conditions as they will not result in any physical development but rather outline the Council's expectations at planning application stage in terms of requirements for enhanced consultation or additional assessment.

### Summary of Policy Group Assessments

- 7.36** Overall it is expected that the majority of the policy groups and the individual policies that sit within them will have significant positive effects, either individually or when delivered in combination with other policies in the LDP. In a number of instances the likely effects of policies were noted as being uncertain or unpredictable due to any potential impacts being largely dependent on the specific details of proposals, and how those policies are implemented through the Development Management process. In particular policies in the Economic Development, Retail and Commercial Development, Transport and Accessibility, Environmental Resources, and Environmental Protection and Public Safety groups were identified as having possible uncertain/unpredictable effects. However, in the event that potential significant effects are identified for specific proposals at planning application stage by implementing the Plan's policy framework it should be possible to avoid, reduce and/or mitigate any such impacts and also provide in many instances appropriate enhancement measures.

### Further Supplementary Guidance

- 7.37** Further detailed information and regulation for some of the policy topics will be provided at a future date through the production of supplementary guidance. Each supplementary guidance document will be subject to individual screening and assessment process for the requirement for an SEA.



## 8 MITIGATION AND ENHANCEMENT

- 8.1** Schedule 3 of the Act requires that measures are identified to prevent, reduce and as fully as possible offset any significant adverse effects on the environment as a result of implementing the Plan. Mitigation measures are a crucial part of SEA in that they offer an opportunity to not only address potential adverse effects of a plan, but also to make a plan even more positive than it may already be. As part of the environmental assessment of each of the alternatives consideration was given to the mitigation measures which would be necessary to offset any significant adverse impact on each of the SEA Objectives.
- 8.2** It was not considered possible at the time of preparing the SEA Environmental Report to include a list of specific mitigation and enhancement measures of a practical nature linked to sites due to the lack of a detailed policy framework having been developed for inclusion in the MIR, and the likelihood that many of the LDP policies could provide measures to help avoid, reduce or offset potential significant impacts.

### Summary of the Mitigation Measures

- 8.3** The Development Strategy is explicitly founded on the principles of sustainable development, which are written into the vision and objectives of the strategy, this approach will help to ensure that adverse environmental effects during the implementation of the Local Development Plan (LDP) are minimised and beneficial effects maximised. The primary mitigation measure in the LDP will be the application of all relevant policies across the whole plan to all development proposals. Therefore, even if there is no explicit reference to environmental protection policies in, for example, the Spatial Strategy, Economic Development, Retail and Commercial Development and other sections of the plan, the environmental protection policies nevertheless apply and will be used by the Council in determining planning applications submitted to implement the allocated proposals.
- 8.4** Nonetheless, as part of the assessment process, mitigation measures have been identified that may be applied to offset significant adverse effects on the environment resulting from implementing the Plan. Mitigation measures are suggested and full details of the proposed mitigation measures and Council's responses will be presented in the Post Adoption Statement.

- 8.5** Table 8.1 to follow sets out a list of general mitigation and enhancement measures for each of the 17 SEA Objectives which are applicable to all proposals with the potential to impact on any of the individual SEA Objectives, and the specific mitigation and/or enhancement measures for the future development sites are provided in Appendix D to this Addendum.

Table 8.1: Proposed Mitigation and Enhancement Measures against SEA objectives

| Reference | Objective   | Potential effect   | Opportunities for mitigation and enhancement arising from the Assessment  |
|-----------|---|--|---|
| SEA 1     | Conserve and enhance the diversity of species and habitats                                  | <p><b>Positive</b><br/>It does not appear that the specific environmental designations within Perth and Kinross will be significantly affected by these development proposals; however this is subject to confirmation by Habitat Regulations Appraisal at project level.</p> <p><b>Negative</b><br/>The potential loss of habitats and biodiversity due to release of land for development.</p> | <p><b>Enhancement</b><br/>The preparation and implementation of a Green Infrastructure Strategy, to integrate and co-ordinate all the new development will assist in achieving objective.<br/>Policies should ensure that for all development proposals in sensitive areas and any large scale development developers should carry out an assessment of the existing biodiversity, ensuring minimal disruption to the existing flora and fauna, creation of enhanced habitats within new developments and the promotion of wildlife corridors between developments.</p> <p><b>Mitigation</b><br/>An assessment of ecological value of sites should be carried out on site in combination with an assessment of how this land contributes to the wider surrounding area of high ecological value.<br/>A habitat management plan for major sites would help prevent deterioration of habitats and loss of species.<br/>Important habitat should be retained to mitigate potentially significant negative effects on biodiversity.</p> |
| SEA 2     | Accommodate population and household growth and direct that growth to appropriate locations | <p><b>Positive</b><br/>Use of existing infrastructure thus minimising resource use.</p> <p><b>Negative</b><br/>Potential loss of habitats, landscapes, and a reduction in water quality.<br/>Development in areas of flood risk.<br/>Development not well located in terms of existing transport infrastructure.</p>   | <p><b>Enhancement</b><br/>The preparation and implementation of a Green Infrastructure Strategy, to integrate and co-ordinate all the new development.<br/>Compensatory habitat to be secured through the use of habitat management plans and planning obligations.</p> <p><b>Mitigation</b><br/>Develop a landscape strategy for Perth and Kinross to ensure development is focused on appropriate locations.<br/>Recommend scheme-level design such that impacts to landscape are minimised.</p>  |
| SEA 3     | Improve the quality of life for communities in Perth and Kinross                            | <p><b>Positive</b><br/>Well designed places</p> <p><b>Negative</b><br/>Loss of quality of life due to overdevelopment, loss of green space, loss of local landscape quality and badly located and constructed development.</p>   | <p><b>Enhancement</b><br/>Use greenspace to create integrated habitat networks.</p> <p><b>Mitigation</b><br/>Integration into local communities through sustainable construction, layout, public open spaces and integrated transport.</p>  |
| SEA 4     | Maximise the health and wellbeing of the population through improved environmental quality  | <p><b>Negative</b><br/>Lack of employment opportunities, easily accessible green space and poor infrastructure provision.</p>  | <p><b>Enhancement</b><br/>Human health, well-being and a balanced population structure would be promoted if employment opportunities arising from proposed developments are identified.</p> <p><b>Mitigation</b><br/>Where loss of green space is unavoidable, consideration should be given to reserving green space elsewhere as compensation.</p>  |



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|---------------|--|---|--|
| <b>SEA 5</b>  | Maintain, protect and where necessary enhance the fundamental qualities and productive capacities of soils | <p><b>Positive</b><br/>Some benefits for soil may be achieved as a result of proposed wider environmental enhancement measures and commitments to reducing pollution</p> <p><b>Negative</b><br/>Loss of soils/soil-sealing due to development and land use change and this could have repercussions for other environmental resources including habitats and the water environment.</p> | <p><b>Mitigation</b><br/>Recycle materials for structural fill and buildings.<br/>Surplus topsoil from construction used to enhance landscapes / environments elsewhere e.g. return brown field sites to green.<br/>Continuing prioritisation of development on brownfield land to help minimise land take in areas that are currently undeveloped. Development plans have an important role to play in continuing to apply this principle at a local level, and in steering development away from particularly vulnerable and valuable soil resources, such as prime agricultural land.</p> |
| <b>SEA 6</b>  | Protect and where possible enhance waterbody status  | <p><b>Positive</b><br/>Development concentrated in areas with public drainage systems.</p> <p><b>Negative</b><br/>Reduced water quality and habitat loss as a result of land use change and development.</p>  | <p><b>Enhancement</b><br/>Improvements in water quality, removal of invasive non-native species, restoration of habitats and reduction of flood risk due to rehabilitation of river morphology and flood storage.</p> <p><b>Mitigation</b><br/>Reduce diffuse pollution from run off and use of septic tanks in rural areas and ensure the use of SUDs in all new development.</p>   |
| <b>SEA 7</b>  | Safeguard the functional floodplain  | <p><b>Positive</b><br/>Development encouraged in areas outwith functional floodplain.</p> <p><b>Negative</b><br/>Reduction in the floodplain functions and morphological impacts as a result of land use change and development.</p>  | <p><b>Enhancement</b><br/>Infrastructure and buildings are designed to cope with future climate conditions.</p> <p><b>Mitigation</b><br/>To reduce vulnerability to the effects of climate change, the likely impacts on new developments should be assessed and all appropriate adaptation measures implemented, including restricting development in floodplains.</p>  |
| <b>SEA 8</b>  | Protect and enhance air quality  | <p><b>Negative</b><br/>New developments will result in traffic growth that is higher than the predicted “natural” increase leading to a potential reduction in air quality.</p>   | <p><b>Mitigation</b><br/>To mitigate the projected increase in traffic volumes and to promote sustainable transport, it is recommended that the business developments should be located adjacent to public transport nodes. Restrictions should be placed on parking and use of private car and green transport plans developed by large employers.<br/>The Air Quality Management Area in Perth will help improve air quality.</p>  |
| <b>SEA 9</b>  | Direct development to sustainable locations which help to reduce journey lengths and the need to travel    | <p><b>Negative</b><br/>Issues linked with emissions associated with growth in car usage.</p>  | <p><b>Enhancement</b><br/>Link walking and cycling facilities to green infrastructure and encourage climate change adaptation through green infrastructure such as tree planting, green walls and street planting.</p> <p><b>Mitigation</b><br/>Develop ‘no car’ areas and developments.</p>   |
| <b>SEA 10</b> | Reduce emissions of greenhouse gases   | <p><b>Negative</b><br/>Increased emissions of greenhouse gases (i.e. carbon dioxide) resulting from new developments.</p>   | <p><b>Enhancement</b><br/>In addition to encouraging use of public transport, consideration should be given to developing renewable energy (with targets for all new developments), to strict design standards for energy efficiency and conservation, and to actions to offset carbon emissions caused by traffic growth.</p> <p><b>Mitigation</b><br/>Set carbon reduction targets for all new developments.</p>   |

|               |   |   |   |
|---------------|---|---|---|
| <b>SEA 11</b> | Reduce the area's vulnerability to the effects of climate change through identifying appropriate mitigation and adaptation measures   | <p><b>Negative</b><br/>Reduction in the floodplain functions and morphological impacts as a result of land use change and development.</p>  | <p><b>Enhancement</b><br/>Infrastructure and buildings are designed to cope with future climate conditions and encourage climate change adaptation through green infrastructure such as tree planting, green walls and street planting.</p> <p><b>Mitigation</b><br/>To reduce vulnerability to the effects of climate change, the likely impacts on new developments should be assessed and all appropriate adaptation measures implemented, including restricting development in floodplains.</p> |
| <b>SEA 12</b> | Minimise waste per head of population   | <p><b>Positive</b><br/>Less need for landfill sites or increased life of existing ones.</p> <p><b>Negative</b><br/>The production of waste from the construction of new developments and the operation of residential, commercial and industrial premises will present issues for waste management operations.</p>  | <p><b>Enhancement</b><br/>Topsoil from excavations used to enhance landscapes elsewhere.</p> <p><b>Mitigation</b><br/>Adoption of waste minimisation programmes, more efficient transport of waste and reuse of material from existing building stock would contribute to sustainable waste management.</p>   |
| <b>SEA 13</b> | Maximise the sustainable use/re-use of material assets (land and buildings)   | <p><b>Negative</b><br/>Unsustainable use of 'virgin' materials in construction and infrastructure projects.</p>   | <p><b>Mitigation</b><br/>LDP to include policies on sustainable construction; occupation; sustainable layout, public open spaces, and integrated transport.</p>   |
| <b>SEA 14</b> | Promote and ensure high standards of sustainable design and construction  | <p><b>Positive</b><br/>Commitment to sustainability and high quality design of new developments although details are not explicit.</p>  | <p><b>Enhancement</b><br/>High design quality and sustainability could be safeguarded through careful review and clarification of existing design standards, effective design briefing and master planning.</p> <p><b>Mitigation</b><br/>Strict design standards for all new layout layouts and buildings in the area to promote energy efficiency and conservation</p>   |
| <b>SEA 15</b> | Protect and enhance where appropriate the historic environment  | <p><b>Positive</b><br/>Development proposals could provide finance to regenerate buildings and conservation areas.</p> <p><b>Negative</b><br/>Development proposals and new transport infrastructure could potentially impact upon the cultural heritage of the area. Additionally development upon and adjacent to ancient monuments, Listed Buildings, and conservation areas will have a potential to lead to their removal or compromise their setting.</p> | <p><b>Mitigation</b><br/>Avoidance of impact on sites of Cultural Heritage should be the primary form of mitigation.<br/>A range of mitigation actions should be considered, including an archaeological survey, conservation management plans for key historic areas and relocation plans for Listed Buildings threatened by development.</p>  |
| <b>SEA 16</b> | Protect and enhance the character, diversity and special qualities of the area's landscapes to ensure new development does not exceed the capacity of the landscape to accommodate it | <p><b>Positive</b><br/>Development provides opportunities to enhance landscape qualities and improve degraded areas.</p> <p><b>Negative</b><br/>Adverse impact upon important designated and non designated landscape features due to the expansion of settlements and development.</p>   | <p><b>Mitigation</b><br/>Development of a landscape strategy for Perth and Kinross.<br/>Where loss of green space is unavoidable, consideration should be given to reserving and enhancing green space elsewhere as compensation.</p>   |



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|--------|--|--|--|
| SEA 17 | Protect and enhance townscape character and respect the existing pattern, form and setting of settlements. | <p><b>Positive</b></p> <p>Development provides opportunity to enhance townscape and correct past ‘mistakes’.</p> <p><b>Negative</b></p> <p>Loss of townscape character. Lack of or loss of landscape capacity to accommodate development around settlements.</p> | <p><b>Mitigation</b></p> <p>Prepare a Green Infrastructure Strategy. Ensure landscape capacity studies, design briefs and masterplans are developed.</p> |
|--------|--|--|--|

## 9 MONITORING PROPOSALS

- 9.1** The SEA Directive requires that the significant environmental effects of the LDP are monitored. This will also allow for the assessment of the effectiveness of the mitigation and enhancement proposals.
- 9.2** It is crucial to develop a strong monitoring framework, facilitated by feedback systems. The approach to monitoring proposed below should be incorporated into an adaptive management system, which would require the identification of targets and limits for each of the indicators. If future monitoring identifies adverse impacts as a

result of implementing the LDP, a further review of the Plan will need to be considered.

- 9.3** The monitoring framework is linked to the SEA Objectives used in the assessment. The following table sets out the monitoring requirements which should accompany the LDP.

**Table 9.1: Proposed Monitoring Framework to assess the effectiveness of the mitigation and enhancement proposals for the LDP**

| Indicator   | Data Sources  | Responsibility for Monitoring  |
|---|---|--|
| <i>Biodiversity</i>   |   |  |
| <ul style="list-style-type: none"> <li>◆ % area of land designated for the protection of habitats and species in favourable condition</li> <li>◆ % of Biological or Mixed SSSI features in favourable condition</li> <li>◆ Abundance of Terrestrial Breeding Birds</li> <li>◆ % of priority BAP habitat coverage in P&amp;K</li> </ul>  | <ul style="list-style-type: none"> <li>◆ SNH</li> <li>◆ SNH</li> <li>◆ BTO/JNCC/RSPB</li> <li>◆ SNH</li> </ul>  | <ul style="list-style-type: none"> <li>◆ SNH/PKC</li> <li>◆ SNH/PKC</li> <li>◆ BTO/JNCC/RSPB/PKC</li> <li>◆ SNH/PKC</li> </ul>   |
| <i>Population and Human Health</i>  |   |  |
| <ul style="list-style-type: none"> <li>◆ No. of years effective housing land supply in each Housing Market Area (HMAs)</li> <li>◆ Levels of affordable housing provision across HMAs</li> <li>◆ % resident population that travel to work/school by a) private motor vehicle, b) public transport, c) on foot or cycle</li> <li>◆ % of residents surveyed finding it easy to access key local services</li> <li>◆ % of households within 200m of an open space</li> <li>◆ Area of greenspace</li> <li>◆ % of residents surveyed who are satisfied with their neighbourhood</li> <li>◆ % of datazones ranked in the most deprived areas</li> <li>◆ % of households within 500m of a signposted draft core path</li> <li>◆ Life expectancy at birth (male and female)</li> <li>◆ Mortality rate from coronary heart disease under the age of 75 (per 100,000 population)</li> </ul> | <ul style="list-style-type: none"> <li>◆ PKC - Planning &amp; Regeneration</li> <li>◆ PKC - Housing &amp; Community Care</li> <li>◆ PKC - Facilities Management</li> <li>◆ Scottish Household Survey</li> <li>◆ PKC</li> <li>◆ PKC</li> <li>◆ Scottish Household Survey</li> <li>◆ SIMD; GROS</li> <li>◆ PKC</li> <li>◆ GROS</li> <li>◆ ISDS</li> </ul> | <ul style="list-style-type: none"> <li>◆ PKC</li> <li>◆ PKC</li> <li>◆ PKC</li> <li>◆ Scottish Government/PKC</li> <li>◆ PKC</li> <li>◆ PKC</li> <li>◆ Scottish Government/PKC</li> <li>◆ GROS/PKC</li> <li>◆ PKC</li> <li>◆ GROS/PKC</li> <li>◆ ISDS/PKC</li> </ul> |
| <i>Soil and Land</i>  |   |  |
| <ul style="list-style-type: none"> <li>◆ % area of Geological SSIs in favourable condition</li> <li>◆ No. of planning applications approved for development of prime quality agricultural land</li> <li>◆ % change in the amount of land recorded as vacant and derelict land</li> <li>◆ % area of 'potentially' contaminated land</li> <li>◆ Total area of brownfield land rehabilitated</li> </ul>  | <ul style="list-style-type: none"> <li>◆ SNH</li> <li>◆ PKC - Planning &amp; Regeneration</li> <li>◆ PKC/Scottish Vacant &amp; Derelict Land Study</li> <li>◆ PKC</li> <li>◆ PKC/ Scottish Vacant &amp; Derelict Land Study</li> </ul>  | <ul style="list-style-type: none"> <li>◆ SNH/PKC</li> <li>◆ PKC</li> <li>◆ PKC/Scottish Government</li> <li>◆ PKC</li> <li>◆ PKC/ Scottish Vacant &amp; Derelict Land Study</li> </ul>   |



|  |  |  |
|--|--|--|
| <i>Water</i>   |  |  |
| <ul style="list-style-type: none"> <li>◆ % of waterbodies at good status</li> <li>◆ % of groundwater area failing to meet quality standards</li> <li>◆ Mean daily peak river flow levels</li> <li>◆ % area of land in P&amp;K within the 1:200 year flood area</li> </ul>  | <ul style="list-style-type: none"> <li>◆ SEPA</li> <li>◆ SEPA</li> <li>◆ SEPA</li> <li>◆ SEPA/PKC – Planning &amp; Regeneration</li> </ul>   | <ul style="list-style-type: none"> <li>◆ SEPA/PKC</li> <li>◆ SEPA/PKC</li> <li>◆ SEPA/PKC</li> <li>◆ PKC</li> </ul>  |
| <i>Air</i>   |  |  |
| <ul style="list-style-type: none"> <li>◆ Mean annual levels of key air pollutants</li> <li>◆ No. of days air quality exceeds legislative limits for the Perth AQMA</li> <li>◆ % resident population that travel to work/school by a) private motor vehicle, b) public transport, c) on foot or cycle</li> </ul>  | <ul style="list-style-type: none"> <li>◆ PKC - The Environment Service</li> <li>◆ PKC - The Environment Service</li> <li>◆ PKC - Facilities Management</li> </ul>  | <ul style="list-style-type: none"> <li>◆ PKC</li> <li>◆ PKC</li> <li>◆ PKC</li> </ul>  |
| <i>Climatic Factors</i>  |  |  |
| <ul style="list-style-type: none"> <li>◆ Installed capacity of renewable energy schemes within the area</li> <li>◆ % area of land in P&amp;K within the 1:200 year flood area</li> <li>◆ Annual precipitation rates</li> <li>◆ % of carbon released by sector (road transport, industry, and domestic sources)</li> <li>◆ Tonnes of carbon released from road transport</li> <li>◆ Total domestic energy consumption per capita (kWh)</li> <li>◆ Total domestic electric and gas consumption per capita</li> </ul> | <ul style="list-style-type: none"> <li>◆ PKC</li> <li>◆ SEPA/PKC – Planning &amp; Regeneration</li> <li>◆ SEPA</li> <li>◆ DEFRA/BERR</li> <li>◆ PKC/AEA/NAEI</li> <li>◆ BERR</li> <li>◆ DECC</li> </ul>  | <ul style="list-style-type: none"> <li>◆ PKC</li> <li>◆ PKC</li> <li>◆ SEPA/PKC</li> <li>◆ DEFRA/BERR/PKC</li> <li>◆ PKC/AEA/NAEI</li> <li>◆ BERR/PKC</li> <li>◆ DECC/PKC</li> </ul>   |
| <i>Material Assets</i>   |  |  |
| <ul style="list-style-type: none"> <li>◆ Total municipal waste arising</li> <li>◆ % of MSW collected and treated by recycling, composting, energy from waste and landfilling</li> <li>◆ Location and no. of waste treatment facilities</li> <li>◆ Total area of land stock that is vacant and derelict</li> <li>◆ Amount of new development undertaken on greenfield compared to brownfield land considering the amount of brownfield land available</li> </ul>  | <ul style="list-style-type: none"> <li>◆ Local Authority Waste Arisings Survey/ SEPA</li> <li>◆ Audit Scotland Annual Performance Survey</li> <li>◆ Local Authority Waste Arisings Survey/ SEPA</li> <li>◆ PKC/Scottish Vacant &amp; Derelict Land Study</li> <li>◆ PKC/Scottish Vacant &amp; Derelict Land Study</li> </ul> | <ul style="list-style-type: none"> <li>◆ Local Authority Waste Arisings Survey/SEPA/PKC</li> <li>◆ Audit Scotland/PKC</li> <li>◆ Local Authority Waste Arisings Survey/SEPA/PKC</li> <li>◆ PKC/Scottish Government</li> <li>◆ PKC/Scottish Government</li> </ul> |
| <i>Landscape</i>   |  |  |
| <ul style="list-style-type: none"> <li>◆ % area of woodland cover</li> <li>◆ % change in land cover categories</li> <li>◆ Change in no. and area of nationally designated landscape areas</li> <li>◆ % change in area of wild land</li> <li>◆ Changes to existing settlement patterns</li> </ul>   | <ul style="list-style-type: none"> <li>◆ Forestry Commission</li> <li>◆ James Hutton Institute</li> <li>◆ SNH</li> <li>◆ PKC/SNH</li> <li>◆ PKC – Planning &amp; Regeneration</li> </ul>   | <ul style="list-style-type: none"> <li>◆ Forestry Commission/PKC</li> <li>◆ James Hutton Institute/PKC</li> <li>◆ SNH/PKC</li> <li>◆ PKC/SNH</li> <li>◆ PKC</li> </ul>   |
| <i>Cultural Heritage</i>   |  |  |
| <ul style="list-style-type: none"> <li>◆ No. of and area covered by Conservation Areas</li> <li>◆ % change of listed buildings and SAMs at risk</li> <li>◆ No. of planning approvals with the potential to impact on the historic environment</li> </ul>   | <ul style="list-style-type: none"> <li>◆ PKC/Historic Scotland</li> <li>◆ Historic Scotland</li> <li>◆ PKC/Scottish Government DG Economy, 2006/Historic Scotland</li> </ul>   | <ul style="list-style-type: none"> <li>◆ PKC/Historic Scotland</li> <li>◆ Historic Scotland/PKC</li> <li>◆ PKC/Historic Scotland</li> </ul>  |

## 10 NEXT STEPS

### Consideration of SEA Findings

- 11.1** As per the requirements of Section 17 of the Environmental Assessment (Scotland) Act 2005, the findings of the Environmental Report and this Addendum should be taken into account by the Council in preparing the Local Development Plan. This section also requires the responsible authority i.e. Perth & Kinross Council to take into account the findings of the consultation on the Local Development Plan in finalising it prior to adoption.
- 11.2** Following the adoption of a plan or programme, the Environmental Assessment Act requires the responsible authority to provide the public and the Consultation Authorities (Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage) with information on how environmental considerations and the consultation responses have been reflected in the plan or programme, and also future monitoring arrangements for the Plan's implementation.
- 11.3** In order to satisfy this requirement Perth & Kinross Council will prepare a Strategic Environmental Statement to accompany the completed Local Development Plan. It will outline how the Environmental Report and this Addendum informed the development of the Plan, including how opinions made on the Environmental Report have been taken into account in finalising the Plan. This will be called the 'Post Adoption Statement' and will be published under Section 18(1)(a)(iii) of the Environmental Assessment (Scotland) Act 2005.

### Consultation Arrangements

- 11.4** The table below sets out the future key milestones in the development of the Plan and associated SEA.

Table 10.1: Future Key Milestones for the LDP and its SEA

| Milestone   | Anticipated Date       |
|---|------------------------|
| Publication of the Proposed Plan and Addendum to the Environmental Report with a 10 week period for representations | Late January 2012      |
| Close of period for representations   | April 2012             |
| Consideration of representations and potential modifications to the Plan  | April 2012 – June 2013 |
| If modifications are not significant/ notifiable submit Plan to the Scottish Ministers                              | July/August 2013       |
| Examination   | Late 2013 – Early 2014 |
| Receipt and consideration of Reporter's recommendations   | Mid 2014               |
| Plan Adoption   | December 2014          |
| Prepare and publish SEA Post Adoption Statement   | January 2015           |
| Monitoring and Review of the Plan   | Ongoing 2015-2020      |





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