

Environmental Report

(Revised)

Housing in the Countryside Policy Review 2008





COVER NOTE

	PART 1				
To: <u>SEA.gateway@</u>					
SEA Gateway Scottish Goverr Area 2 H (South Victoria Quay Edinburgh, EH6	n)				
	PART 2				
An SEA Environmen	tal Report is attached for the Policy entitled:				
Housing in the Cou	ntryside Policy Review 2008				
The Responsible Au					
Perth & Kinross Co	puncil				
	PART 3				
	Report is being prepared because the PPS to which it relates falls under the scope of Section 5[3] es an SEA under the Environmental Assessment (Scotland) Act 2005				
	PART 4				
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Date	14 January 2009 (revised 1/8/09)				

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Non-technical Summary

Requirement for Strategic Environmental Assessment

Perth & Kinross Council has prepared a draft Housing in the Countryside Policy. The Environmental Assessment (Scotland) Act 2005 requires that the Council prepares an Environmental Report alongside the draft policy. The purpose of this Environmental Report is to identify, describe and evaluate the likely significant effects on the environment of implementing the Housing in the Countryside Policy.

Scoping report

Prior to the preparation of this environmental report a scoping report was prepared which set out the coverage, level of detail and assessment methodology that would be used in the environmental report. The Scoping Report was submitted to the Strategic Environmental Assessment Consultation Authorities (Scottish Natural Heritage, Scottish Environmental Protection Agency and Historic Scotland) for comment in September 2008. The scoping report was also available on the Council's website. In addition to the comments received from the Consultation Authorities a number of submissions were made by other interested parties and the scoping report was revised to take these into account.

Background to the Housing in the Countryside Policy Review

The Housing in the Countryside policy which appears in the current Local Plans was approved in September 1999 although minor amendments have since been made to it following discussion of the policy at the Kinross Area Local Plan Public Inquiry in June 2003. Whilst it is an area wide policy there are exceptions to its application. Alternative policy approaches have been adopted in "Western Highland Perthshire" and Glenshee to tackle issues of rural depopulation, in the Lunan Valley and the Loch Leven Basin in response to environmental concerns. This policy can be viewed on the Council's website at http://www.pkc.gov.uk/NR/rdonlyres/4283F818-9ECD-4D0E-B4C1-036B1B27561C/0/KinrossPlan.pdf

A review of the 1999 policy was undertaken in 2005 in response to a growing awareness of the concerns about the policy and a desire of the then Administration to move to a more relaxed policy. Following Council approval of the policy in December 2005 it has operated as supplementary planning guidance and been treated as a material consideration when determining planning applications. There is now concern that the revised policy is too relaxed allowing for inappropriate development particularly in relation to the scale of steading redevelopments and hence the undertaking of this current review.

Relationship to other Plans, Programmes and Strategies

The Housing in the Countryside Policy may be influenced by other existing plans, programmes or strategies. The details of the plans, programmes and strategies which have been reviewed can be found in Appendix 3 of the full Environmental Report however the main documents of relevance to the Housing in the Countryside policy are the Local Plans, Structure Plan and Scottish Planning Policy (SPP). The main points to note are that the key focus for Scottish Planning Policy (SPP)15 is on the provision of sustainable rural development. The overarching aim of SPP15 is to have a prosperous rural economy, with a stable or increasing population that is more balanced in terms of age structure and where rural communities have reasonable access to good quality services. SPP15 advises that the planning system can assist this by adopting a more welcoming stance to development in rural Scotland. The Housing in the Countryside Policy must address the aims of SPP15 and translate this into a Perth and Kinross context.

Existing Environmental Problems and Issues

As part of the Strategic Environmental Assessment process a baseline of environmental data has been established (see Appendix 1 of the full Environmental Report). This baseline data has been used to identify the environmental problems and issues currently found in Perth and Kinross. The implications of the potential problems and issues will require to be addressed by the Housing in the Countryside Policy review when setting the criteria for allowing new housing in the countryside.

Evolution of the Environment without the Housing in the Countryside Policy Review

It is considered that the current adopted policy (included in the various Local Plans) does not provide for the full extent of opportunities promoted by SPP15 and that the revised policy of 2005 whilst trying to achieve this will lead to inappropriate development in the countryside as has been evidenced by the planning consents granted since approval of the policy in December 2005.

Such applications include consents for:

- Larger numbers of units on steading and brownfield sites with consents being granted for developments of over 20 units. Concern about this centres around:
 - the potential of these proposals to create significant sized housing estates often in unsuitable locations, presenting difficulties in providing affordable housing, raising issues of sustainability and increasing pressure on rural services e.g. schools.
 - Developers being too keen to demolish steadings and replace with new build houses rather than seeking to convert. This raises issues of loss of traditional buildings and replacement with uncharacteristic new build. This again may be unsustainable.
 - Developers are expecting to be able to use brownfield land at the rear of steadings for new build rather than considering its value to provide larger garden ground or amenity landscaping
 - Policy should only apply to 'redundant' farm buildings, not to existing modern ones; if they are to be replaced, and
 - > What happens to existing farm operations?
 - > Loss of economic development land as start up enterprises cannot compete with housing land value.
 - > Impact on biodiversity e.g. removal of derelict farm buildings which provide a habitat for bats.
- Infill sites Concern has been raised over the appropriateness of using a figure to determine what is a suitable gap site.
- Replacement houses there is a need to ensure that piles of stones should not be a justification for a new house overriding issues of appropriate siting and design.

It is therefore considered essential that the Housing in the Countryside Policy is reviewed to produce a policy which not only recognises the opportunities for new housing in the countryside but also addresses the constraints.

Selection of Preferred Alternative

Four alternative Housing in the Countryside policy emphases were compared through a series of policy scenarios:

- 1. Status Quo Carrying forward the existing Housing in the Countryside Policy revised in 2005
- 2. Protecting natural and cultural heritage
- 3. Fostering community and local economic development
- 4. Sustainability

The full environmental assessment of each of the above can be found in Appendix 2 of the full Environmental Report.

Of the four alternatives assessed it was clear that the existing Housing in the Countryside Policy revised in 2005 had the most negative impacts on the SEA objectives, with the other 3 alternatives having a mix of both positive and negative effects. The assessment of the alternatives has highlighted the areas in which the 2005 policy has failed to achieve satisfactory environmental outcomes and identified potential measures for the prevention, reduction and offsetting of these significant adverse effects (mitigation). From the assessment it is proposed that the amendments to the policy focus on reducing the adverse effects of the policy on <u>biodiversity</u>, <u>cultural heritage</u> and <u>landscape</u>.

With regard to <u>biodiversity</u> there is a strong protective framework through legislation and national and local planning and other policies, however it is considered appropriate for the revised policy to bring to the attention of potential applicants the biodiversity issues specific to the redevelopment of rural buildings. The assessment whilst highlighting the merits in terms of the re-use of existing buildings in preference to new build in respect of maintaining the appearance and pattern of traditional buildings in the countryside, has also highlighted the adverse effects of large scale steading redevelopments on <u>cultural heritage</u>, <u>landscape character</u> and <u>sustainable development issues</u>. In order to address this the policy and review of the 'Guidance on the siting and design of houses in rural areas' requires to give consideration to 'what is an appropriate scale of development in a given location', irrespective of the amount of land actually available at a 'site' with reference to landscape capacity, accessibility issues, infrastructure availability, biodiversity, etc. The assessment has also highlighted the need for the 'Guidance on siting and design of houses in rural areas' to be amended to provide more advice in relation to the siting of housing in the countryside and the treatment of curtilage.

Secondary, Cumulative and Synergistic Effects

The assessment of secondary, cumulative and synergistic effects is an important element of the SEA process because the combined impact of many different plans and policies can have significant environmental effects. There is potential for cumulative effects on the water environment from the proliferation of housing developments in rural non-sewered areas. Piecemeal development in areas at risk of flooding could also have a cumulative and synergistic effect on catchment flood risk in the Policy area. However as the Housing in the Countryside Policy takes account of the other PPS's in its formulation the cumulative impacts are kept to a minimum and in the main serve to mitigate the adverse impacts of the policy.

Mitigation

Appropriate measures to prevent, reduce and as much as possible offset any significant adverse impacts on the environment of implementing the Plan must be identified. Mitigation measures were identified as part of the environmental assessment exercise and the results can be found in Appendix 2 of the full Environmental Report.

Monitoring

It is a requirement that planning authorities monitor the significant effects on the environment arising from the implementation of the plan. A set of indicators have therefore been developed which will allow the Council to monitor and identify any unforeseen adverse effects of the Housing in the Countryside Policy at an early stage and undertake any remediation that is necessary.

Appropriate Assessment

Before giving consent for a plan which is likely to have a significant effect on a European designated site an 'Appropriate Assessment' must be carried out. This has been prepared as a separate document and can be viewed on the Council's website.

Timescale and consultation

table below.

Key Stage	Dates
Draft Housing in the Countryside Policy & Environmental Report to Enterprise & Infrasructure Committee	28 January 2009
Publication for consultation of draft Housing in the Countryside Policy & Environmental Report and submission to Consultation Authorities and Scottish Government	30 January 2009
 Consultation on draft Alteration & Environmental Report Published on Council website and in press Targeted meetings with interest groups 	30 January 2009 – 27 March 2009 (8 weeks as requested by Consultation Authorities)
Proposed Housing in the Countryside Policy & Environmental Report to Enterprise & Infrastructure Committee for approval	August 2009

The timetable for the completion of the Housing in the Countryside Policy review and associated SEA are set out in the

Responses to the draft Housing in the Countryside Policy and Environmental Report were to be submitted by Friday 27 March 2009 to:

Head of Planning Perth & Kinross Council The Environment Service Pullar House 35 Kinnoull Street Perth PH1 5GD

Alternatively comments can be emailed to: <u>developmentplan@pkc.gov.uk</u>

Section 1: Introduction

Requirement for SEA

Perth & Kinross Council has prepared this Environmental Report for the Housing in the Countryside Policy Review 2008 in accordance with Section 14 of the Environmental Assessment (Scotland) Act 2005. In line with Section 14 (2) of the Act this Environmental Report identifies, describes and evaluates the likely significant effects on the environment of implementing the Housing in the Countryside Policy and reasonable alternatives to the policy taking into account the objectives and the geographical scope.

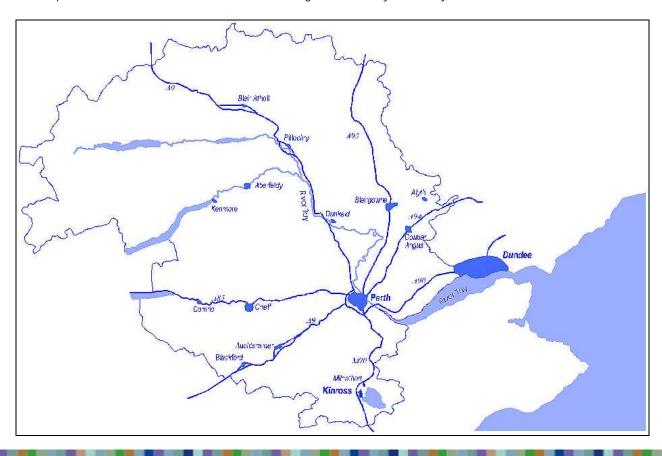
Prior to the preparation of this Environmental Report a Scoping Report was published and submitted to the Consultation Authorities for comment (September 2008).

In addition to the comments received from the Consultation Authorities a number of submissions were made by other interested parties. The scoping report has been revised to take into account all the comments received. Some comments were excluded and the reasons for this are set out in Appendix 6. Many of the comments were either expressing agreement with the content of the scoping report, were of a general nature, or related to the details of the policy. These comments are noted but have not been recorded in Appendix 6.

Following the publication of the Environmental Report comments were received from the Consultation Authorities and other interested parties. The Report has been revised to take account of these comments and Appendix 7 summarises all the comments received together with a description of how they have been taken into account.

Map of Area covered by the Plan

The map below indicates the area to which the Housing in the Countryside Policy relates.



Section 2: Context of the Housing in the Countryside Policy Review

Background to the Housing in the Countryside Policy

The Housing in the Countryside policy which appears in the current Local Plans was approved in September 1999 although minor amendments have since been made to it following discussion of the policy at the Kinross Area Local Plan Public Inquiry in June 2003. Whilst it is an area wide policy there are exceptions to its application. Alternative policy approaches have been adopted in "Western Highland Perthshire" and Glenshee to tackle issues of rural depopulation, in the Lunan Valley and the Loch Leven Basin in response to environmental concerns.

A review of the 1999 policy was undertaken in 2005 in response to a growing awareness of the concerns about the policy and a desire of the then Administration to move to a more relaxed policy. Following Council approval of the policy in December 2005 it has operated as supplementary planning guidance and been treated as a material consideration when determining planning applications. There is now concern that the revised policy is too relaxed allowing for inappropriate development particularly in relation to the scale of steading redevelopments and hence the undertaking of this current review.

Purpose and Objectives of Review

The <u>purpose</u> of this policy review is to revise the criteria against which development proposals for housing in the countryside are to be assessed. The main objective of the policy review is to provide opportunities for people to live in the countryside, in a sustainable way whilst protecting the landscape and cultural heritage of Perth and Kinross.

The Housing in the Countryside policy will form non-statutory planning guidance to be incorporated into the local development plan(s) covering Perth and Kinross as and when they are reviewed. The policy will supersede the 2005 policy and will include criteria relating to:

- where housing should be located
- siting and design matters
- building groups
- renovation or replacement of housing
- conversion or replacement of non-domestic buildings

Relationship to Other Plans, Programmes or Strategies

The Housing in the Countryside policy may be influenced by other existing plans, programmes or strategies (PPSs). The relationship of the Housing in the Countryside policy to other relevant PPSs therefore requires to be explored. This allows the Council as the Responsible Authority to assess the potential impact of other PPSs on the Housing in the Countryside policy, establish links between the Housing in the Countryside policy and other PPSs, identify key priorities in higher level PPSs which need to be taken into account, and identify any inconsistencies or conflicts with the Housing in the Countryside policy which may arise. The review of PPSs is included in Appendix 3.

This review has been concentrated at the Scottish national level and below. Some international level PPSs have been reviewed but it has largely been assumed that relevant international, European and UK environmental legislation have been incorporated into Scottish national policy and guidance.

Whilst many PPSs will influence the outcome of the Housing in the Countryside policy review the main linkages to note are those between it, the Local Plans, Structure Plan and Scottish Planning Policy (SPP).

Local Plans

As stated above the policy is to form non-statutory supplementary planning guidance to be read alongside the Local Plans. It therefore requires to be consistent with the other policies contained within the Local Plans eg drainage and AGLV policies.

Perth and Kinross Structure Plan 2003

The Perth and Kinross Structure Plan (PKSP) sets out the Strategic Land use Planning Vision for Perth and Kinross and seeks to :

- provide sustainable communities;
- create a sustainable economy; and
- sustain the environment and resources

The Housing in the countryside policy will require to accord with this vision and many of the strategic planning objectives set out in the PKSP. Those which are applicable to the Housing in the Countryside policy review are as follows

PKSP Objectives
To accommodate population and household growth
 To produce a more efficient settlement pattern by ensuring that the location of new development contributes to reducing the need to travel and supporting developments / locations which support alternative modes of travel thus dealing with general traffic growth and traffic growth caused by development
To address the needs of and for rural economic development
 To locate new development where it will contribute to reducing the need to travel
 To provide housing in the most energy efficient locations and manner while raising the quality of design in new development
 Need to secure optimal use of renewable and non-renewable resources
To create healthier and safer living environments
 To protect habitats and species of international, national and local importance
To protect landscape character of national and local importance
To ensure the maintenance and enhancement of the cultural heritage
Protect and enhance built heritage
Ensure the use or rehabilitation of previously developed land and making the best use of previously used buildings and materials

At the national level the main policy of relevance to the Housing in the Countryside Policy is SPP15: Planning for Rural Development and it's associated Planning Advice Note PAN72 Housing in the Countryside. (Also SPP2,3,17,and NPPG 14 to be covered in Appendix 1).

SPP15: Planning for Rural Development

The key focus for SPP15 is on the provision of sustainable rural development. (It advises that rural areas have an important role in helping to meet the demand for new households although most new development is likely to be located in or adjacent to existing urban areas.) It sets out the approach, key messages and objectives that should underpin planning policies and decisions affecting rural areas. The overarching aim is to have a prosperous rural economy, with a stable or increasing population that is more balanced in terms of age structure and where rural communities have reasonable access to good quality services. The planning system can assist this by adopting a more welcoming stance to development in rural Scotland.

SPP15 sets out planning's role:

- to enable and help create opportunities for development in sustainable locations wherever appropriate e.g. where infrastructure capacity and good access exist, or can be provided at reasonable cost, or to meet justifiable social and economic objectives.
- rural diversification should be embraced to help businesses, land managers and farmers expand or start new

enterprises in appropriate circumstances and at an appropriate scale

• new development must be carefully planned if the character and quality of the countryside is not to be undermined

In relation to housing SPP15 advances policy in respect of small scale rural housing developments including clusters and groups in close proximity to settlements, replacement housing, plots on which to build individually designed houses, and holiday homes. The overall message is that there is considerable scope for allowing more housing developments of this nature and that this should be expressed in development plans, either as part of general settlement policy or as a separate sub-set on rural housing policy.

SPP15 promotes the re-use of small sites (e.g. sawmills and brickworks) which cease to be required for their original purpose where conversion to residential use would bring about a net environmental benefit subject to the following criteria:

- proximity to services e.g. schools, shops (ideally within walking distance or cycling distance);
- ease of access (from an existing road and footpath and to a rail station or bus route);
- drainage and sewerage capacity (e.g. from combined septic tanks or potential link to public systems);
- fit in the landscape and design (design standards should comply with published advice, use sustainable materials where appropriate and be energy efficient)

SPP15 advises that :

- criteria should be set out in local plans to advise of the circumstances in which new housing not identified in local plans and outside settlements is likely to be acceptable, and that parameters should be established as to the number of houses that might be allowed in any given area
- opportunities to replace run down housing and steadings with designs using new materials should be embraced and that planning authorities should not unreasonably constrain such modernisation and steading conversion within the original footprint or height limit unless there are compelling design or conservation reasons for doing so
- there is an unmet demand for plots on which unique, individually designed houses can be built in rural locations. Consideration should be given by planning authorities to formulating supportive policies in their local plans where such developments may be justifiable for economic reasons
- in recognition of the significant economic role which holiday, weekend and second homes can play in some rural areas, planning authorities should allocate land in their development plans to help meet the demand
- development plans should be realistic about the availability, or likely availability, of alternatives to access by car, as not all rural development locations are able to be served by public transport
- the protection of the built, historic and natural environment, including the need to further the interests of biodiversity are important considerations and environmental quality is high out with protected areas as well as within them. Some parts of these valued environments can accommodate certain types of development, where it can be demonstrated that there will be no adverse environmental impact.
- national planning policy and advice emphasises the importance of fit and design of new development in the landscape. This is often the key to making development acceptable and requires more emphasis in development plans. Development plans must recognise potential but they must also address constraints

Section 3: Existing Environmental Problems & Issues

The detailed baseline data can be found in Appendix 1. From an evaluation of the baseline data, the environmental problems and issues listed in the table below were identified as being relevant to the Housing in the Countryside Policy. The implications of the potential problems and issues listed will require to be addressed by the Housing in the Countryside policy review when setting the criteria for allowing new housing in the countryside.

SEA Topic	Problems & Issues and Relevance for Housing in the Countryside Policy
Biodiversity, flora & fauna	 Need to protect and enhance habitats and avoid irreversible losses to nationally designated sites, protected species and habitats and non-protected biodiversity. Impact on biodiversity, including habitat networks and wildlife corridors as well as designated sites and non-protected biodiversity, from redevelopment of farm buildings and creation of new development e.g. loss of habitat for bats. The potential decline of biodiversity and associated habitats is a key issue for Perth & Kinross, not just for designated sites (including woodlands) but the loss of habitats and species as a result of inappropriate / poorly implemented development. The impact of development / redevelopment of dwellings on protected species will require to be addressed to avoid loss or disruption to resting places, roosts and to breeding birds and their nests. Impact of increased pressure for inappropriate development on designated sites and buildings including ancient and semi-natural woodlands. Environmentally sensitive areas with biodiversity interests should be protected. There may also be significant effects from development on locally valued landscapes and wildlife sites. Consideration will need to be given to indirect effects such as disturbance, sedimentation and nutrient enrichment in watercourses / waterbodies such as the River Tay SAC and Dunkeld-Blairgowrie Lochs SAC. Potential for disturbance to birds from increased development pressure at Loch Leven SPA and Ramsar site and the Firth of Tay and Eden Estuary SAC, SPA and Ramsar site. Increased usage of these areas could affect these sensitive natural heritage interests. Where there are potential significant effects on Natura sites these will be required to be subject to an Appropriate Assessment. Threat from alien species Changes in land management practices such as fragmentation / loss of agricultural land can result in loss of habitat for farmland birds, and increased disturbance due to the nature of this type of

SEA Topic	Problems & Issues and Relevance for Housing in the Countryside Policy
Population & human health	 Need to provide environmental conditions which promote health and wellbeing Meet desire for people to live in the countryside Provide affordable housing Encourage forms of development that facilitates healthy lifestyles, and avoids exacerbation of harmful factors Promote the sustainable management of waste Ease of access to employment, education and essential services, particularly healthcare and retail. The increasing centralisation of services in the largest settlements is an issue particularly for those groups in society who are without access to a car. These groups include: young people, elderly people, and the remaining members of single car owning households when the car is being used.
Soil	 Minimise soil contamination and maintain a high level of soil quality. Maintain or improve soil quality – parcels of rural brownfield land may be available for re- development but these may have contamination issues. Positive effects of the Housing in the Countryside policy may result from promoting the development of brownfield / derelict land through remediation of contaminated land. Runoff from roads comprising rubber particles and oil. Protect best quality agricultural land from development.
Water	 Need to improve and protect watercourses and water bodies Prevent eutrophication of lochs and a deterioration in their condition Prevent potential pollution issues from increased use of private drainage solutions. Ensure a high level of water quality is maintained Avoid exacerbating the spread of non-native and invasive species along watercourses Ensure development does not increase risk of flooding Development pressure along watercourses and within floodplains and the need for sustainable flood alleviation schemes
Air quality & noise	 Need to minimise air pollution and maintain a high level of air quality Achieve cleaner air for everyone Avoid exacerbating pollution of air Reduce the need to travel Maintain, enhance and promote accessibility by sustainable transport modes High dependency on the private car in rural areas
Climatic factors	 Need to reduce greenhouse gas emissions Guide development to minimise or avoid risks associated with the risks of climate change eg flood risk, and to maximise the benefits eg, increased solar gain Encourage forms of development that enable reduced or zero greenhouse gas emissions Ensure sustainable production and use of energy Enable energy efficiency, contribute to the ability of households and communities to utilise and generate renewable energy
Cultural heritage	 Need to consider the impact of increased pressure for inappropriate development on sites and buildings of historical importance Re-use / conserve buildings Conserve historic buildings and other elements of built cultural heritage Respect the pattern and form, and the landscape and historic setting of small settlements and building groups Protect archaeological sites and the historic environment Protect and enhance the built environment Visual intrusion from roads and traffic including signage and traffic calming measures Concern about the suburbanisation of rural and sensitive environments

SEA Topic	Problems & Issues and Relevance for Housing in the Countryside Policy
Landscape	 Increased pressure for development resulting in the incremental loss of landscape, both in terms of designated sites and wider landscapes. Resultant effects on health and quality of life. Protect and enhance the local character of the landscape Conserve and enhance the quality and local diversity of landscapes Protect and enhance public accessibility to open space and the wider landscape Concern about the suburbanisation of rural and sensitive environments Inappropriately sited and designed development can impact negatively on the landscape and on historic development patterns. Consideration will need to be given to the ability of the rural development pattern to accommodate new development without adverse impacts and to local distinctiveness in setting the criteria for allowing new housing in the countryside.
Material assets	 The proper management of infrastructure and conservation of resources is central to the Council's aim of achieving sustainable development and protecting the environment. Create and / or retain quality open space for community use Make economic use of land and buildings Maximise re-use of land / buildings Encourage high design quality, sustainable and resilient forms of development Ensure adequate protection and sustainable use of infrastructure, property, material assets and land

Section 4: Evolution of the Environment without the Housing in the Countryside Policy

The Housing in the countryside Policy must address the aims of SPP15 and translate this into a Perth and Kinross context. It is considered that the current adopted policy does not provide for the full extent of opportunities promoted by SPP15 and that the revised policy of 2005 whilst trying to achieve this will lead to inappropriate development in the countryside as has been evidenced by the planning consents granted since approval of the policy in December 2005.

Such applications include consents for:

- Larger numbers of units on steading and brownfield sites with consents being granted for developments of over 20 units. Concern about this centres around:
 - the potential of these proposals to create significant sized housing estates often in unsuitable locations, presenting difficulties in providing affordable housing, raising issues of sustainability and increasing pressure on rural services e.g. schools.
 - Developers being too keen to demolish steadings and replace with new build houses rather than seeking to convert. This raises issues of loss of traditional buildings and replacement with uncharacteristic new build. This again may be unsustainable.
 - Developers are expecting to be able to use brownfield land at the rear of steadings for new build rather than considering its value to provide larger garden ground or amenity landscaping
 - Policy should only apply to 'redundant' farm buildings, not to existing modern ones; if they are to be replaced, and
 - ➤ What happens to existing farm operations?
 - Loss of economic development land as start up enterprises cannot compete with housing land value.
 - Impact on biodiversity e.g. removal of derelict farm buildings which provide a habitat for bats.
- Infill sites Concern has been raised over the appropriateness of using a figure to determine what is a suitable gap site.
- Replacement houses there is a need to ensure that piles of stones should not be a justification for a new house overriding issues of appropriate siting and design.

It is therefore considered essential that the Housing in the Countryside Policy is reviewed to produce a policy which not only recognises the opportunities for new housing in the countryside but also addresses the constraints.

Section 5: Selection of Preferred Alternative

Alternatives

A comparison of alternative Housing in the Countryside policy emphases has been undertaken through an assessment of the following series of policy scenarios.

<u>Scenario 1</u>: Status Quo Carrying forward the existing Housing in the Countryside Policy revised in 2005.

<u>Scenario 2</u>: Protecting Natural and cultural heritage. Under this scenario there could be an emphasis on:

- Enhancement of existing landscaping to maximise landscape and biodiversity value;
- Preserving and maintaining rural character and settlement pattern
- Conversion only of traditional buildings which contribute to the character and quality of the countryside
- Limiting the amount of new build permitted in association with conversion of existing traditional rural buildings
- Preventing the suburbanisation of the countryside
- Enhancement of soil quality
- Management of historic sites and landscapes
- Enhancement of the water environment
- Conservation of important habitats
- Improvements in access, interpretation and awareness

<u>Scenario 3</u>: Fostering Community and local economic development. Under this scenario there could be an emphasis on:

- Redeveloping redundant non-domestic buildings for business/tourist related development.
- Development of brownfield sites for business/tourist related development
- Increased community involvement in the use and management of land
- Increased local employment in rural business sectors
- The incorporation of measures to facilitate home working within new development

<u>Scenario 4:</u> Sustainability. Under this scenario there could be an emphasis on:

- Conversion of traditional redundant buildings
- Re-use of existing on site natural building materials
- Restricting the size of steading redevelopments
- Creation of affordable housing
- Promoting development in locations where access to public transport is good
- Promoting development in locations where local services are easily accessible
- Promoting development in locations where access to health care facilities is reasonable
- Promoting development in locations with access to school transport facilities
- Incorporation of energy efficient building technologies

The above scenarios are not necessarily mutually exclusive. Each scenario has been assessed against the SEA objectives to highlight the differing patterns of environmental impacts and benefits.

Assessment of Alternatives

An assessment matrix has been used to assess the environmental effects of each Alternative and the results are summarised below. The full results of the assessment can be found in Appendix 2.

Effect														
Major Positive ++	Minor Positive +	Unkn 0		Minor Negative M –			М	Major Negative — —						
			Alternative											
SEA Objectives			the existingnatural andHousing in theculturalCountrysideheritage		3. Fostering community and local economic development		4.Sustainability							
Maintain, protect and where necessary enhance habitats and species of international, national and regional conservation value, including the populations of European Protected Species and protection of their resting places			+		F									
Accommodate the desire countryside and direct de areas		-	+		+		+		_					
Maintain, protect and whe fundamental qualities and soils	ere necessary enhance the I productive capacities of		+	_			+	+	_					
Safeguard water resources & water quality, ensure no deterioration of the ecological status of waterbodies and where possible enhance the ecological value of watercourses & bodies		0 –			_				_					
Direct development to loc need to travel and reduce compliance with Air Quali	es journey length and ensure	e _	0)	+	_							
Reduce the area's vulner climate change, especial direction of new developm	y flooding, through the		+ + _		+ + - +		•	-	+					
Maintain, protect, and wh and restore historic buildi and other culturally impor	ngs, archaeological sites	_	++								+			D
Maintain & where necess character, especially thos having particular worth	ary enhance, landscape se locations designated as			++		-		_						
	ntryside and rural character ern, form and setting of sma groups				++		_		-					
Minimise the use of resouch chemicals, and minimise following the waste hierar Recycle - Recover	the creation of waste by		-		_ 0		+							
Maximise the sustainable assets (land and building		_	+			+	_	+						

Selecting the preferred alternative

The general conclusions from the assessment of each of the alternatives are outlined in the table below.

Alternative	Overal conclusions
1. Carry forward the existing Housing in the Countryside Policy revised in 2005	Positive in terms of providing the most opportunities to accommodate housing in the countryside, however negative as not always in the right locations. Major negative impacts on biodiversity, water, reducing the need to travel, natural and cultural heritage, designated landscapes, rural landscape character, and minimising use of resources. Also negative impacts on soils but some positives through the redevelopment of brownfield sites. Policy has predominantly positive impacts on reducing vulnerability to climate change eg flooding, but also negative impacts eg increased fuel consumption.
2. Protecting natural and cultural heritage	Major positive effects predicted for maintaining rural landscape character, designated landscapes and built and cultural heritage. Also positive in terms of protecting biodiversity. Minor negative effects as would limit the opportunities for accommodating housing in the countryside. Impacts on other objectives a mix of both positive and negative.
3. Fostering community and local economic development	Major negative impacts predicted on biodiversity, water and opportunities to accommodate housing in the countryside. Minor negative effects expected on designated landscapes and rural landscape character. Impacts on other objectives a mix of both positive and negative
4.Sustainability	Major negative effects predicted on biodiversity and accommodating the desire for people to live in the countryside. Minor negative impacts on designated landscapes and rural landscape character. Major positive impacts on reducing vulnerability to climate change and positive effects predicted on minimising the use of resources. Otherwise a mix of both positive and negative impacts for each objective.

Of the four alternatives assessed it was clear that the existing Housing in the Countryside Policy revised in 2005 had the most negative impacts on the SEA objectives, with the other 3 alternatives having a mix of both positive and negative effects. The assessment of the alternatives has highlighted the areas in which the 2005 policy has failed to achieve satisfactory environmental outcomes and identified potential measures for the prevention, reduction and offsetting of these significant adverse effects. Details of the mitigation measures are provided in Appendix 2.

From the assessment it is proposed that the amendments to the policy focus on reducing the adverse effects of the policy on <u>biodiversity</u>, <u>cultural heritage</u> and <u>landscape</u>.

With regard to <u>biodiversity</u> there is a strong protective framework through legislation and national and local planning and other policies, however it is considered appropriate for the revised policy to bring to the attention of potential applicants the biodiversity issues specific to the redevelopment of rural buildings. The assessment whilst highlighting the merits in terms of the re-use of existing buildings in preference to new build in respect of maintaining the appearance and pattern of traditional buildings in the countryside, has also highlighted the adverse effects of large scale steading redevelopments on <u>cultural heritage</u>, <u>landscape character</u> and <u>sustainable development issues</u>. In order to address this the policy and review of the 'Guidance on the siting and design of houses in rural areas' requires to give consideration to 'what is an appropriate scale of development in a given location', irrespective of the amount of land actually available at a 'site' with reference to landscape capacity, accessibility issues, infrastructure availability, biodiversity, etc. The assessment has also highlighted the need for the 'Guidance on siting and design of houses in rural areas' to be amended to provide more advice in relation to the siting of housing in the countryside and the treatment of curtilage.

Secondary, Cumulative and Synergistic Effects

The assessment of secondary, cumulative and synergistic effects is an important element of the SEA process because the combined impact of many different plans and policies can have significant environmental effects. There is potential for cumulative effects on the water environment from the proliferation of housing developments in rural non-sewered areas. Piecemeal development in areas at risk of flooding could also have a cumulative and synergistic effect on catchment flood risk in the Policy area. However as the Housing in the Countryside Policy takes account of the other PPS's in its formulation the cumulative impacts are kept to a minimum and in the main serve to mitigate the adverse impacts of the policy.

Mitigation

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 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 of the Alternative on each of the SEA objectives. The results of this exercise are shown in Appendix 2. The mitigation of impacts was considered following the mitigation hierarchy of: avoid – reduce – remedy or compensate for negative effects – enhance where appropriate for positive effects.

The main mitigation measures proposed are summarised in the table below. These are based on a mixture of the measures identified through the assessment of all the alternatives.

SEA Topic	Issue	Mitigation measure	Responsibility for mitigation
Biodiversity, flora & fauna	Risk of adverse impact on biodiversity, both in general and on protected areas and species	Structure Plan and Local Plan policies already seek to safeguard against adverse impacts on protected areas and species	PKC through Local Development Plan
	Disturbance of protected species and species of conservation value because in and around derelict/brownfield sites	Revised policy & the revision of the Siting and Design Guidnace needs to emphasise these issues and solutions; also potential to increase biodiversity through new gardens/landscaping	PKC through revision and implementation of policy and associated Siting and Design Guidance
Soil	Some developments allowed by the policy would be Greenfield and so may involve the loss of small areas of agricultural soils	Local Plan policies to support re- use of brownfield sites to minimise use of productive soils	PKC – Revision and implementation of policy & identification of sites through new LDP
	Some developments may result in significant changes in land management practices and increased disturbance to farmland wildlife	Assessment of the biodiversity value of brownfield sites and existing buildings required through the planning application process and where necessary mitigation and enhancement measures put in place	PKC – Development Management
Water	Some developments likely to involve new communal / private waste water treatment facilities (septic tanks and soakaways) More dispersed pattern of development may increase risk of water quality impacts during construction and in the longer term	Construction codes of conduct and SEPA requirements Need for Drainage Impact Assessments and compliance with the Water Environment (Controlled Activities)(Scotland) Regulations 2005 (CAR) (as amended) Where sensitive sites cannot be avoided mitigation and	SEPA Developers and PKC Development Management PKC – Development
		enhancement will be required through the planning application process	Management

SEA Topic	Issue	Mitigation measure	Responsibility for mitigation
Air quality & noise	Larger developments at remoter locations have potential to increase traffic generated pollution	Restrict scale of development if remote from public transport corridors and local services	PKC – through revision of policy
	More dispersed pattern of smaller developments may also cumulatively increase traffic generated air pollution	Local Plan policies to promote home working and employment opportunities in the countryside to reduce the need to travel	PKC – LDP designations and policies
factors development and measures are put in place		Ensure adequate flood prevention measures are put in place through the planning application process	PKC – Development Management
	maximises energy efficiency	Seek a flood risk assessment for proposed new development that is itself at risk from flooding or that could potentially increase the risk of flooding elsewhere	PKC, SEPA, Applicant
		LDP policies to promote sustainable development practices	PKC – LDP
		For All Proposals section of policy to make reference to sustainable development practices	PKC – revision of policy
		Restrict scale of development if remote from public transport corridors	PKC – revision of policy
Cultural heritage	Potential for negative impacts of development on the historic environment	Local Plan policies to protect the historic environment, including the protection of the site / setting of buildings, and promote the sensitive restoration and reuse of historic buildings where appropriate	PKC – LDP
		Detailed design and landscape guidance required to ensure best 'fit' with rural character	PKC – Review of Siting and Design Guidance
	Allowing renovation / replacement of slight remains of dwellings may conflict with archaeological interest	Planning consents should be conditioned ensure avoidance / recording of archaeological interest	PKC Development Management

SEA Topic	Issue	Mitigation measure	Responsibility for mitigation
Landscape	Potential for negative impacts on the landscape especially with regard to large scale steading redevelopments, and lack of relationship between built developments and their landscape setting	Detailed design and landscape guidance required to ensure best 'fit' with rural character Existing Structure Plan and Local Plan policies seek to protect designated landscapes	PKC – Revision of Siting and Design Guidance PKC – SP & LDP
Material assets	More dispersed pattern of smaller developments at remoter locations will result in increased fuel consumption	Restrict scale of development if remote from public transport corridors	PKC policy review
	Whilst re-use of land and building generally positive could also be negative effects as brownfield land may be of higher biodiversity value than greenfield land	Assessment of the biodiversity value of brownfield sites and existing buildings required through the planning application process and where necessary mitigation and enhancement measures put in place	PKC – Devt Management
	Could result in the replacement of existing traditional buildings and site expansions are likely to involve greater use of new construction resources	Revise policy to limit scope for replacement and scale of development	PKC - Revision of policy

Many of the mitigation measures identified are to be addressed through the local plan process and will require that appropriate polices are developed through the new Local Development Plan.

Section 6: Monitoring

The Act requires that responsible authorities monitor the significant environmental effects of the implementation of the plan for which an SEA has been carried out to enable the authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action. An evaluation of the monitoring measures will be undertaken after the policy has been operational for 1 year, and on an annual basis thereafter.

A State of the Environment Report has been prepared for Perth and Kinross and this will assist in the monitoring of the impacts of the Housing in the Countryside Policy. The Report is available on the Council's website at: http://www.pkc.gov.uk/NR/rdonlyres/3C70688F-3D84-4C41-89AE-85DB3ABEF5A7/0/PKStateoftheEnvironmentReport2007.pdf

Further baseline data sources are also identified in Appendix 4.

The table below outlines the expected effects of the Housing in the Countryside Policy on each of the SEA objectives together with a series of potential indicators for monitoring effects.

Expected effect	Indicators	Data sources
Biodiversity		
Unlikely to result in enhancement but should be no adverse impact on protected areas and	Change in condition of designated sites	SNH
species	Change in condition of natural and semi-natural habitats	SNH
	Change in proportion of priority species and showing net population or range recovery eg barn owls	SNH/PKC
	Changes in timing of blooming and migration	SNH/PKC
Population & human health		
People's desire to live in the countryside will be able to be accommodated whilst directing development to appropriate locations	Monitoring of planning applications for housing in the countryside	РКС
Soils		

Expected effect	Indicators	Data sources
Some effect on soils expected but without significant adverse impact on the most	Extent and condition of geological SSSIs	SNH
sensitive areas	Percentage change in hectares of land with capability for agriculture by Land Use Classification	РКС
	Change in amount of land recorded as vacant and derelict land in relation to the amount of development on brownfield land	РКС
	State of soil	Not yet Gathered
Water		
Some effect expected but no significant adverse impact on the most sensitive water bodies	Change in percentage of river length assessed as good quality / good chemical quality	SEPA
	Change in number of surface water bodies achieving good status	SEPA
	Change in quality of groundwater	SEPA
Air quality & noise		
Directing development so as to reduce the need to travel may have some impact on	No. days air quality exceeds legislative limits – (subject to rural statistics being recorded)	РКС
journey length which in turn may affect air quality	Mean annual levels of key air pollutants	РКС
	Tonnes of carbon dioxide emitted by travel behaviour of residents	SG
	Overall traffic volume and average distance travelled by mode	SG
	Reduction in levels of traffic congestion on major roads	SG
Climatic factors		

Expected effect	Indicators	Data sources
Developments are unlikely to be permitted on sites with potential to flood so no significant	Percentage of development in areas of flood risk	РКС
adverse impact expected	Extent of relocation of rural housing already at flood risk	РКС
	Change in number of flooding events	РКС
	Change in one in two hundred year flood outline	SEPA
	Water quantity, annual peak flow at key gauging stations	SEPA
	Percentage of new rural development using low carbon technology/renewable energy sources and energy efficiency/energy conservation measures	РКС
Cultural heritage		
Unlikely to result in enhancement but should be no adverse impact on historically or	Change in number of sites on the Building at Risk Register	HS
archaeologically important sites	Number of scheduled monuments affected by the policy	HS
	Volume of planning applications impacting on gardens and designed landscapes	РКС
	Change in area of ancient and semi-natural woodland	FC/PKC
	Number of gardens and designed landscapes affected by the policy	HS
	Number of battlefields affected by the policy	РКС
	Number of unscheduled archaeological features affected by the policy	РКНТ
Landscape		1

Expected effect	Indicators	Data sources
Some impact on the landscape and rural character expected but will avoid significant	Changes identified in landscape character assessments	PKC/SNH
adverse impact on the most sensitive locations and may be some potential for enhancement	Change in number and area of nationally designated landscape areas	SNH
	Percentage change in area of Wild land	PKC/SNH
	Changes in existing settlement patterns	РКС
Material assets		
No major effect as a result of the Housing in the Countryside Policy expected – potential for minimising resources will depend on location of development	Percentage of new development on greenfield compared to brownfield land considering amount of brownfield land available	РКС

Codes

PKC – Perth & Kinross Council SNH – Scottish Natural Heritage SEPA – Scottish Environment Protection Agency

HS – Historic Scotland SG – Scottish Government FC – Forestry Commission

Currently data gaps exist for the state of soil and for the percentage of new development on greenfield compared to brownfield land.

Should future monitoring indicate adverse impacts arising from the implementation of the Housing in the Countryside Policy consideration will need to be given to a further review of the policy.

Section 7: Appropriate Assessment

Regulation 48 of the Habitats Regulations 1994¹ requires competent authorities before giving consent for a plan or project which is likely to have a significant effect on a European site, either alone or in combination with other plans or projects to make an appropriate assessment of the implications for the site in view of that site's conservation objectives. The need for appropriate assessment also extends to plans or projects which are outwith the boundary of the designated site in order to assess whether there will be any implications for the species which are protected within the site.

European sites (or Natura 2000 sites) are those designated as Special Areas of Conservation or Special Protection Areas of which there are several in Perth and Kinross. An Appropriate Assessment of the Housing in the Countryside Policy is therefore required. Consultation on the Appropriate Assessment will be undertaken alongside the consultation on the Environmental Report. The Appropriate Assessment can be viewed on the Council's website at: http://www.pkc.gov.uk/NR/rdonlyres/CFC985AE-905E-4693-9CAD-D264612D5503/0/AppropriateAssessment HIC.pdf

¹ Implementing Article 6(3) of the Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora – the 'Habitats Directive', which established the requirement for Appropriate Assessment

Section 8: Consultation and timescales

Timescale and consultation

The timetable for the completion of the Housing in the Countryside Policy review and associated SEA are set out in the table below.

Key Stage	Dates
Draft Housing in the Countryside Policy & Environmental Report to Enterprise & Infrasructure Committee	28 January 2009
Publication for consultation of draft Housing in the Countryside Policy & Environmental Report and submission to Consultation Authorities and Scottish Government	30 January 2009
 Consultation on draft Alteration & Environmental Report Published on Council website and in press Targeted meetings with interest groups 	30 January 2009 – 27 March 2009 (8 weeks as requested by Consultation Authorities)
Proposed Housing in the Countryside Policy & Environmental Report to Enterprise & Infrastructure Committee for approval	August 2009

Responses to the draft Housing in the Countryside Policy and Environmental Report were to be submitted by Friday 27 March 2009 to:

Head of Planning Perth & Kinross Council The Environment Service Pullar House 35 Kinnoull Street Perth PH1 5GD

Alternatively comments can be emailed to: <u>developmentplan@pkc.gov.uk</u>

Appendix 1: Environmental Baseline

Macaulay Research Consultancy Services produced a State of the Environment Report (SoE) for the Perth & Kinross Council area in October 2007. This gives an accurate and up-to-date account of the current environmental state of the Perth and Kinross area. The majority of the information below is extracted from the SoE report supplemented by updates and additional information where available. The full list of sources can be found in the SoE report.

Summary

Overall the state of the environment in Perth and Kinross was found to be good. The main areas of concern are emissions to the atmosphere, carbon dioxide in relation to climate change, and particulates and nitrogen dioxide in relation to air quality. However air quality in most areas of Perth and Kinross is generally good. The main factor behind these emissions is transport, and indications are that traffic volumes are increasing.

Another key pressure is development activity. Review of recent planning applications identified an increase in demand for development with the potential to impact the cultural heritage, natural heritage and prime agricultural land of Perth and Kinross (SoE Executive summary).

Biodiversity (SoE p.46-54)

The diverse wildlife and habitats of Perth and Kinross are highly valued locally, nationally and internationally and are resources that need to be protected. Both natural / semi-natural habitats and species are subject to pressure due to the rising demand for residential development in the countryside. Farm buildings can provide habitats and areas for nesting for a number of species, including bats, (a European Protected Species – EPS) barn owls, swallows and martins, starlings, sparrows and other rural species. Presently the Council does not have sufficient information to comment on the net change in natural and semi-natural habitats each year.

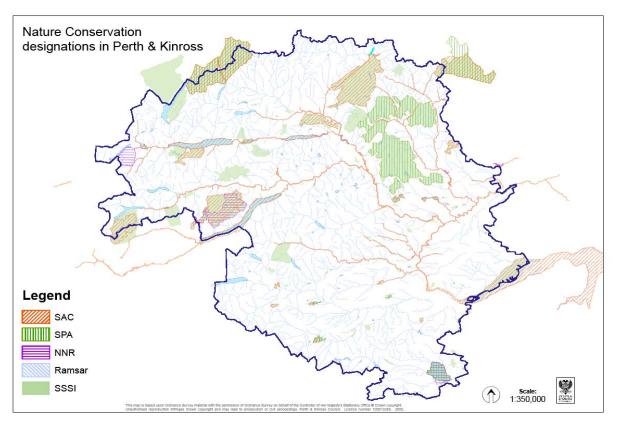
Conservation designations in Perth & Kinross	Area (ha)	% of PKC	Areas
National Nature Reserve	7,280	1.3	4
Ramsar	6,555	1.2	4
Special Areas of Conservation	37,758	7	23
Special Protection Area	30,099	5.6	7
SSSI	67,142	12.4	125

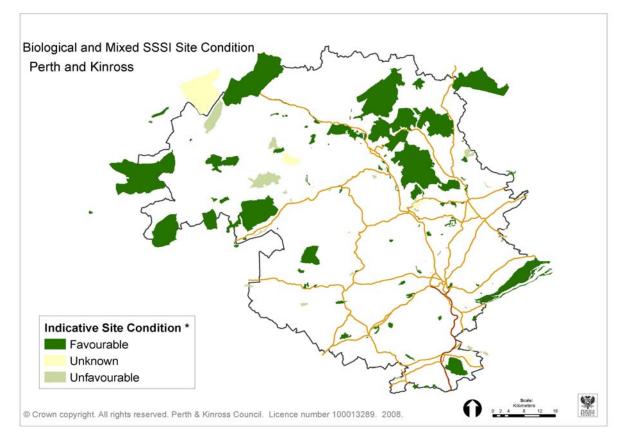
Site Condition Monitoring Status for Features on SSSIs with Area in Perth & Kinross

	Feature Type	No. of Features	Percent
	Earth Science	19	7%
Favourable	Habitat	75	29%
Favourable	Species	67	26%
	Total	161	62%
	Earth Science	0	0%
Unfavourable	Habitat	57	22%
	Species	42	16%
	Total	99	38%

Source: SNH

There are 111 SSSIs that fall either entirely within Perth and Kinross or the majority of the area falls within Perth & Kinross. There are 120 SSSIs that have at least a proportion of their area within Perth & Kinross.





* Site condition assessments monitor the effectiveness of the designation in maintaining the quality of the significant feature (s) of the site. Sites are

commonly designated for multiple features. The above map provides an indication of the current status of the site based on the majority site condition status.

The Tayside LBAP has identified a number of priority habitats and species. Baseline information regarding the location and extent of priority species and habitats is currently under development and in the future will be used to inform conservation and monitoring efforts. Further information will also be available from the Tayside LBAP on the proportion of priority species showing net population or range recovery and the proportion of priority habitats showing recovery in condition and / or extent.

The Breeding Bird Survey aims to keep track of changes in the breeding populations of widespread bird species in the UK. Terrestrial breeding birds are recorded principally by volunteers through the Breeding Bird Survey (BBS) organised by the British Trust for Ornithology (BTO), with support from the Joint Nature Conservation Committee (JNCC) and the Royal Society for the Protection of Birds (RSPB). Past coverage for the Perth and Kinross Local Authority area (28 one kilometer squares) has been insufficient to allow monitoring of these trends at a local level. A minimum number of 20 occupied squares of the 'scarcest' species in the index are required to calculate composite trends for the region.

Consequently, Perth & Kinross Council commissioned a survey project to obtain sufficient survey coverage to determine local trends in breeding bird populations. Information gained will be available in March 2009 and will indicate environmental trends in the changing biodiversity of species and habitats and will be used to assess the effectiveness of our efforts to deal with environmental pressures on land use and protect and enhance our natural environment.

The Wetland Bird Survey has undertaken surveys for a number of years for different nationally and internationally important bird populations at Loch Leven. Recent data from SNH indicates an increase in most species since designation:

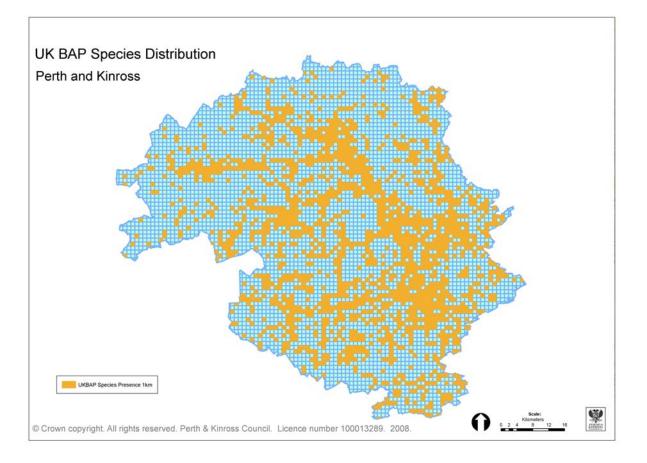
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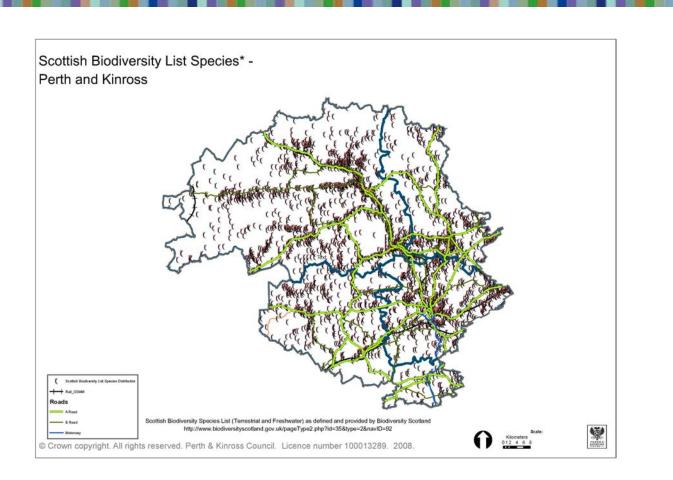
Species	Change since Special Protection Area notification (2000)
Whooper swan	+7%
Pink-footed goose	+9%
Shoveler	-23%
Cormorant	-33%
Gadwall	+115%
Teal	+81%
Pochard	+138%
Tufted duck	+17%
Goldeneye	+26%

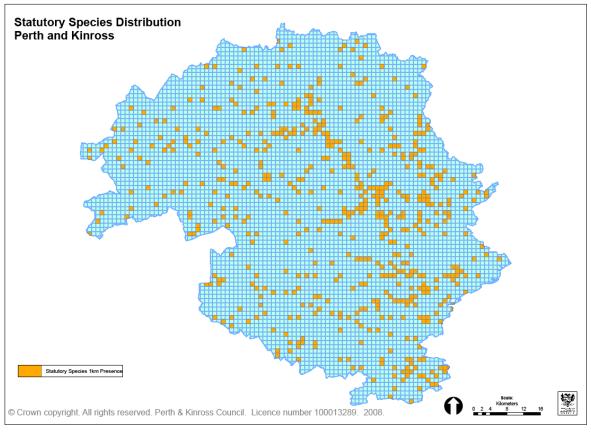
The wintering waterfowl assemblage (which includes all waterfowl and waders except naturalised species e.g. Ruddy duck and Canada goose) recorded a status of favourable maintained.

The assemblage has increased by 9% since designation mainly due to species listed above. There has been a decrease in greylag geese, cormorant and shoveler during this period but this has been off-set with large increases in birds such as pochard, teal and gadwall.

Data relating to changes in natural and semi-natural habitats will also support reporting on the state of biodiversity in Perth and Kinross.







Recent efforts to collate data for Perth and Kinross priority species has resulted in a species database of approximately 30, 000 records to date.

Statutory Species ²132 UKBAP species have been recorded in approximately 32 percent of one km squares in Perth and Kinross. 7 Tayside LBAP species have been recorded in approximately 20 percent of one km squares.

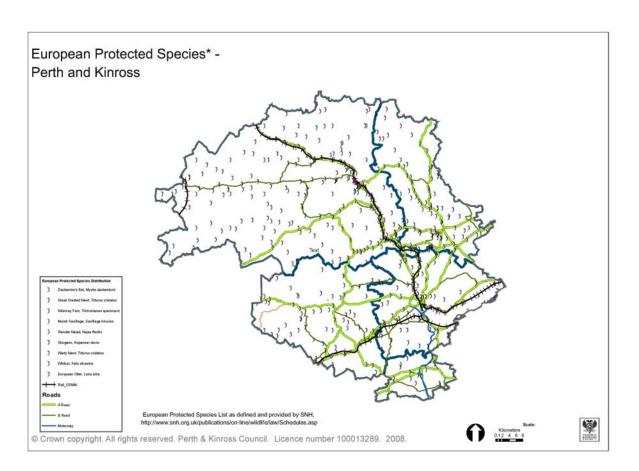
Similarly, approximately 1050 notable and or statutory species have been recorded in approximately 10 percent of one km squares in Perth and Kinross (see map above). Of these approximately 20 are considered statutory protected species.

The table and map below shows the presence of European Protected Species in Perth and Kinross (species list as defined and provided by SNH, <u>http://www.snh.org.uk/publications/on-line/wildlife/law/Schedules.asp</u>). Of the approximate 26 species contained in the above list, 9 are recorded within the Perth and Kinross Council Area. The highest recorded incidence by far is the European Otter.

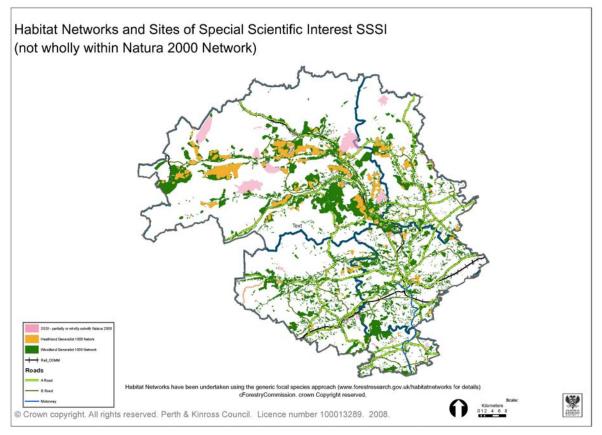
Common Name	Species Name	Count of Records
Killarney Fern	Trichomanes speciosum	1
Sturgeon	Acipenser sturio	1
Marsh Saxifrage	Saxifraga hirculus	2
Great Crested Newt	Triturus cristatus	5
Warty Newt	Triturus cristatus	6
Daubenton's Bat	Myotis daubentonii	33
Slender Naiad	Najas flexilis	46
Wildcat	Felis silvestris	127
European Otter	Lutra lutra	936

² **Statutory Species**. Species on the SoCC list protected under the following legislation are deemed statutory i.e. legally protected.

Wildlife and Countryside Act 1981: Species on Schedules 1, Part 1, Schedule 5 9-1a, 9-1b, 9-2, and 8 of the Act and its subsequent amendments. EC Birds' Directive: The species on Annex 1 filtered against a list of UK relevant species. EC Habitats and Species Directive: The species on Annex 1, 2p, 2np and 4. Badger Act 1992



Lastly in relation to biodiversity the map below shows the distribution of habitat networks in Perth and Kinross together with those SSSIs not wholly within the Natura 2000 network.



Communities (SoE p.79-82)

The Scottish National Household Survey indicates residents in Perth and Kinross are relatively more satisfied with where they live than residents are on average in Scotland.

Open space data is currently being updated by the Council however using the data available from the Forestry Commission on open space and woodland in Perth and Kinross a high proportion of households are within a 200m straight-line distance of an area of open space (82%) and within 4km of a 20ha woodland (97%). A much smaller percentage is within 500m of 2ha of woodland (58%).

A Greenspace survey was completed in April 2008 for the settlements of Pitlochry, Perth and Scone, Kinross and Milnathort, Creiff, Coupar Angus, Blairgowrie, Aucherarder, Alyth and Aberfeldy.

Non-car households comprise 34% of the total in Perth. This falls to 14-15% in remote areas although this figure is not expected to reduce further (source: TACTRAN).

<u>Health</u>

A significant data gap in relation to communities is the availability of health data including mental health data.

18.5% of the population in Perth & Kinross is aged 65+. This is +17% higher than the Scottish average (source: Perth & Kinross, a community health & wellbeing profile, Scottish Public Health Observatory 2004)

Coronary heart disease continues to be the main cause of death in Perth and Kinross with the incidence being higher amongst men, the elderly and those living in deprived areas, with much higher rates among elderly people. Projections for the next ten years show an increase in the incidence of cancer by 30%, but a reduction in mortality (source: GROS 2005 Annual Death File)

Healthy life expectancy is defined as the number of years people can expect to live in good health. The discrepancy between healthy and total life expectancy, therefore, indicates the length of time people can expect to spend in poor health.

		At Birth	1		At age 65	5
	LE	HLE (limiting long-term illness	HLE (Self Assessed Health)	LE	HLE (limiting long-term illness	HLE (Self Assessed Health)
Perth & Kinross (females)	80.8	62.5	69.1	18.6	11.1	16.0
Perth & Kinross (males)	75.3	58.5	68.6	15.6	9.1	13.2

Life Expectancy (LE) and Health Life Expectancy (HLE) estimates for P&K, 1999-2000

Source: ScotPHO online

Geology and Soils (SoE p.34-45)

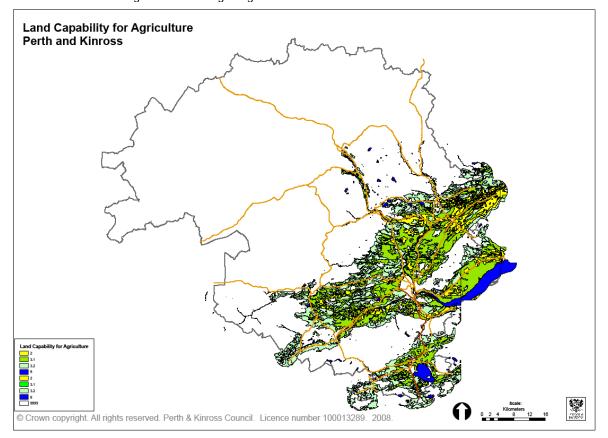
Currently the Council has insufficient information available to identify the area of new development on greenfield land compared to brownfield land considering the amount of brownfield land available for development. However from the information available on planning applications for development of prime agricultural land there appears to be increased demand to develop high quality agricultural soil.

The geology of Perth and Kinross is composed of a wide range of rock types. Varying rock types make a significant contribution to the area's economic well-being both in the mineral deposits they contain and in the wide range of scenery they provide. The close relationship between geology and topography is evident in the Sidlaw, Ochil and Lomond hills which are largely composed of harder igneous rock. The most evident surface expression of a geolocial feature is the line of the Highland Boundary Fault which traverses Perth and Kinross from the Forest of Artney to Bridge of Cally and separates the older highland rocks from the younger and generally softer rocks which underlie much of the lowland area.

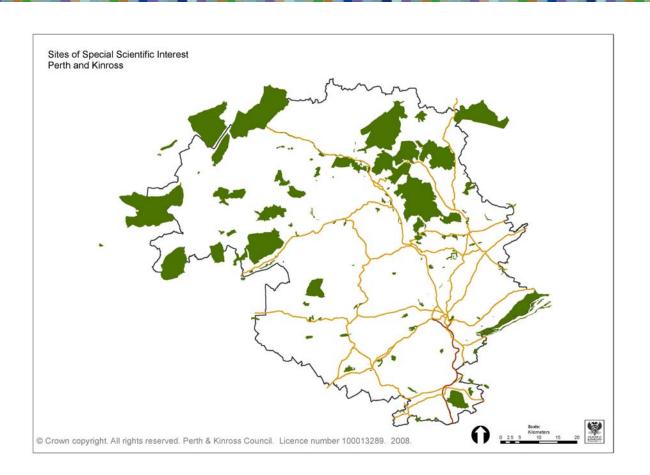
The map below delineates a number of interpretive classifications incorporating soils, topographic and environmental data to determine Land Capability for Agriculture (Source: Macaulay Institute)

Within Perth and Kinross there are 31 Sites of Special Scientific Interest covering an area of 658ha that are designated solely for geology. Information is not currently available from SNH on their quality. There are no designated Regionally Important Geology Sites yet but Kinnoull Hill (Perth) and Knock (Crieff) are under consideration.

There are 17 sites designated for their geological features of these 16 are in favourable condition.







The distribution of soils in Perth and Kinross is closely aligned with topography and geology. Therefore there is a clear distinction between the upland areas north of the Highland Boundary Fault and the lowland areas south of the fault. The northern areas are primarily high in organic matter, poorly draining peats or peaty soils whereas the southern areas are dominated by brown earths rich in nutrients and organic matter. Currently there is no systematic data collection relating to the quality of soil. With the introduction of the EU Soils Thematic Study and development of the Scottish Soils Strategy this information should become available in future although it may not be at the local authority level.

Industrial processes such as town gas production, waste disposal and former garages caused the majority of the observed historical contamination of land in Perth and Kinross. However the area has remained relatively unaffected by the onset of the industrial revolution and does not suffer from the concentration of sites that have been affected by unregulated polluting activities in other areas of Scotland. Perth and Kinross has small scale problems over a large geographic area. Approximately 9000 sites may be contaminated based on their previous land use and other historical information but these sites require detailed inspection before any judgement can be made about their condition under the statutory definition of contaminated land. In October 2001 the Council published a Contaminated Land Strategy and has been inspecting the area for the purposes of identifying sites which are contaminated land.

There are 870ha of identified raised lowland and blanket bog in Perth and Kinross in 22 sites. Six of these are designated SSSIs. Appendix 5 contains information on the condition of these. As part of the lowland raised bog inventory SNH surveyed a number of the sites in Perth and Kinross and in general terms insufficient or localised damage to these areas was recorded.

Limited data is available at present to comment in detail on the current condition of soils in Perth and Kinross. Publication of the developing soils monitoring scheme will hopefully fill this gap in the future.

Inland Waters (SoE p.64-76)

Waterways and lochs support a wide variety of wildlife and recreational activities and are a key aspect of the

landscape in Perth and Kinross. A high level driver putting pressure on the inland water environment, primarily through alteration of rainfall and snow cover patterns, is climate change. There has been no clear upward or downward trend in rainfall in Perth and Kinross over the last 30 years but figures calculated at the national level show a significant increase in winter and annual rainfall throughout Scotland as a whole.

Local pressures on inland waters include:

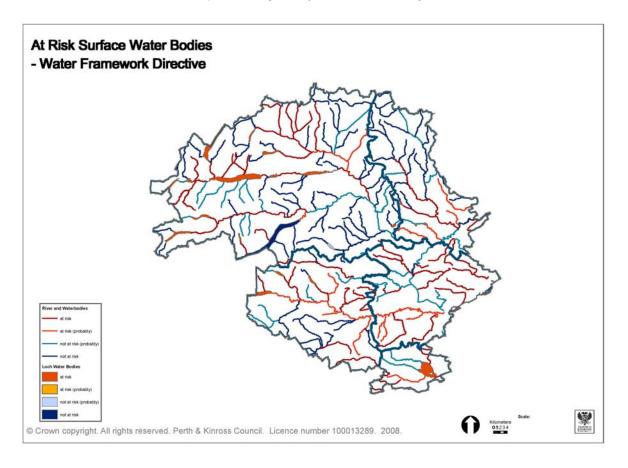
- Point source pollution from industry, agriculture, sewage treatment works, sewer overflows and fish farms
- Diffuse source pollution from agriculture, street, yards, forestry and septic tanks
- Abstraction and flow regulation including major hydropower and water supply schemes, the building of dams and weirs and the drilling of boreholes to extract groundwater
- Morphological pressures including engineering works to channels e.g. flood defences, and inappropriate bank management e.g. cultivation to edge of rivers
- Alien species

The proportion of surface and ground water bodies identified by SEPA as being subject to these different pressures are identified below (note – assessments based on discrete 10km sections of a river with a catchment of 10km²).



	Risk category							
	1a (significant risk)	1b (probably at significant risk)	2a (probably not at significant risk)	2b (not at significant risk)				
	Number of waterbodies							
Rivers	28 (17%)	44 (26%)	30 (18%)	67 (40%)				
Lochs	19 (76%)	3 (12%)	0 (0%)	3 (12%)				
Groundwater	6 (60%)	1 (10%)	2 (20%)	1 (10%)				
Total	53 (26%)	48 (24%)	32 (16%)	71 (35%)				

Source: P&K State of the Environment Report (Note - figures may not sum due to rounding)



In 2007 the Tay Area Advisory Group identified the significant issues affecting water bodies in the Tay catchment which covers a significant proportion of the Perth and Kinross area. These are identified in the table below.

Issue impacts greater than 15% of river lengths	Issue impacts greater than 20% of water body area			
Rivers	Lakes	Transitional	Coastal	
Diffuse source – farming of animals, growing of crops & mixed farming	Abstraction & flow regulation – production & distribution of electricity	Diffuse sources – sea & coastal water transport	Diffuse source – agriculture & forestry	
Point source – sewage disposal activities	Morphology – production & distribution of electricity	Morphology – sea & coastal water transport	Morphology – commercial fishing	
Abstraction & flow regulation – production & distribution of electricity	Diffuse source – electricity, gas & water supply	Point source – sewage disposal activities	Point source – sewage disposal activities	
Morphology – farming of animals, growing of crops & mixed farming	Morphology – recreation, cultural & sporting activities	Morphology – land reclamation		
Morphology - activity morphology – production & distribution of electricity		Morphology - activity		
Abstraction & flow regulation – farming of animals, growing of crops & mixed farming				

Source: P&K State of the Environment Report

The Forth Area Advisory Group have also identified the proposed significant issues identified in the Forth AAG area and these are shown in the table below (issues in **bold** are those also identified as significant in the overall Scotland River Basin District, those in *italics* are only identified at Area Advisory group level)

Issue impacts >15% of length	Issue impacts >20% of area					
15%		20%				
River	Loch	Transitional	Coastal			
Point source - sewage disposal activities	Abstraction and Flow Regulation - collection, purification and distribution of water	Point source - sewage disposal activities	Point source - sewage disposal activities			
Abstraction & Flow Regulation - Collection, purification and distribution of water	Diffuse source - forestry, logging and related service activities	Morphology - engineering activities	Point source - manufacturing			
Diffuse source - farming of animals, mixed farming & growing of crops	Diffuse source - farming of animals, mixed farming & growing of crops	Morphology - land reclamation	Diffuse source - sea and coastal water transport			
Morphology – engineering activities	Point source - fishing and operation of fish hatcheries and fish farms	Diffuse source - manufacturing	Diffuse source - manufacturing,			
Morphology - agriculture and forestry	Abstraction and Flow regulation - engineering activities	Diffuse source - sea and coastal water transport	Point source - sea and coastal water transport			
Point source - mining and quarrying	Point source - sewage disposal activities	Abstraction & Flow regulation – Other*	, Morphology - sea and coastal water transport			
Diffuse source – mining and quarrying	Point source - manufacturing	Point source - electricity gas and water supply	<i>Diffuse source - refuse disposal activities,</i>			
Morphology - urban development	Morphology - engineering activities	Alien species - sea and coastal water transport	Morphology - land reclamation			
Diffuse source – urban development			Morphology - engineering activities			

Source: Forth Area Advisory Group Report 'Significant Water Management Issues Report – Briefing for Forth Valley Advisory Group' Sept 2006

In addition to the water bodies in these specific areas there are also issue affecting water bodies in other parts of the Council area. SNH advise that 8 out of 18 designated standing open water habitats in Perth and Kinross are in unfavourable condition. These are lowland water bodies which are failing primarily due to the impacts of diffuse pollution from agricultural operations. The lochs of between Dunkeld and Blairgowrie are a British stronghold for Slender Naiad, aEuropean Protected Species. This aquatic plant is particularly susceptible to nutrient enrichment. In addition, development in the countryside can detrimentally impact on the qualifying species of the River Tay and protected species such as Freshwater Pearl Mussel.

Of concern to the Tay District Salmon Fisheries Board is the low flow in the River Garry for some periods of the year upstream of its confluence with Errochty Water. This is caused by the abstraction of water for hydro-power generation. The low flow in the river has implications for migratory fish and other wildlife. Invasive species such as signal crayfish also represent a major threat to the natural ecology of water bodies in Perth and Kinross.

Currently there is insufficient information available to provide details on the water use by sector in Perth and

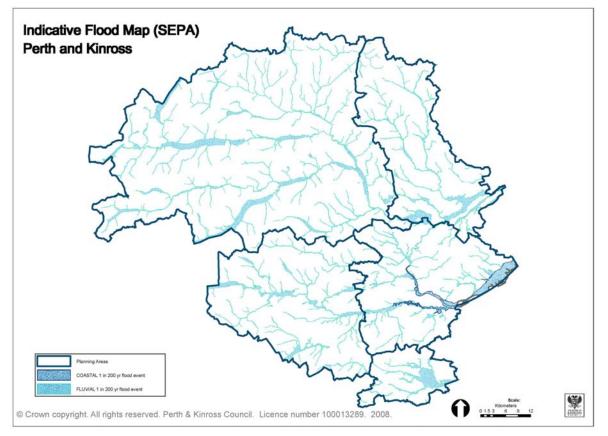
Kinross and how it has changed.

River quality for the majority of the area is of excellent or good standard with only a few stretches in the east of fair to poor quality. In general this lower river quality is associated with discharges. Although there has been some decline in the percentage of river length classed as fair to seriously polluted the majority of observed change is the percentage of river length classified as excellent or good. For overall quality the trend is for an increase in the total percentage classed as excellent and a decrease in the percentage classed as good. At present there is no clear trend for changes in biological and chemical quality.

The Water Framework Directive requires SEPA to identify those water bodies at risk of failing to achieve good status as defined by the Directive. Of the total 204 rivers, lochs and groundwater bodies in Perth and Kinross half are identified as being either at or probably at significant risk.

SEPA's state of the environment report published in 2006 identified an approximate 30% increase in annual flows of the River Tay between 1972 and 2005. No significant trends were identified in spring flows, however a 64% increase between 1961 and 2005 winter flows was detected. These changes are believed to relate to the impact of climate change on rainfall patterns.

The floodplain in Perth and Kinross remains relatively undeveloped and the majority of water courses affect only agricultural or hill land. Key areas of floodplain identified using the current Indicative River & Coastal Flood Map (Scotland) and the 2005 biennial flood report produced by the Council include Perth, Bridge of Earn, Coupar Angus, Blairgowrie, Little Dunkeld, Pitlochry, Killiecrankie, Blair Atholl, Weem Village, Milnathort, Birnam, Alyth, Almondbank and Tummel Bridge. The majority of flooding incidences involving flooding of non-agricultural land relate to public roads, parks and gardens. Reported road flooding incidents are normally caused by blocked gullies, run off from fields etc and not by blocked or overtopped watercourses.



Air Quality (SoE p.11-13)

The primary cause of poor air quality in Perth and Kinross is emissions from road traffic, particularly where relatively narrow streets bounded by tall buildings form 'street canyons' which restrict air movement and can

cause air pollution to increase at times. There are no significant industrial or domestic sources of air pollutants in Perth and Kinross.

Some pollution is transported into the area by winds from elsewhere. There are also natural or semi-natural sources such as wind-blown dust and sea salt particles. The Council's 2005 Air Quality Report identifies the average background concentrations of nitrogen dioxide and particles. The impact of local urban sources is superimposed on the regional background. Such local sources, together with poor dispersion are generally responsible for winter episodes of hourly mean concentrations of particulate matter above guideline values. However many of the sources of particulate matter are outside the control of individual local authorities.

Perth and Kinross Council has not been required to carry out detailed assessments for carbon monoxide, benzene, 1,3-Butadiene, lead or sulphur dioxide. The two pollutants identified as requiring detailed assessment due to a significant risk of exceedance of guideline values are nitrogen dioxide and particulate matter.

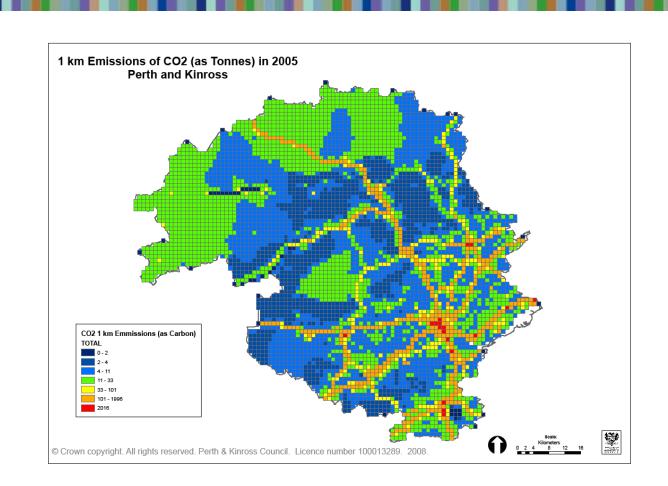
Recent findings based on samples taken at a number of locations in Perth indicate that local air quality is very good. Perth and Kinross Council meets all of the Government's targets except at a few traffic hotspots in Perth where the levels of nitrogen dioxide and for particulates in 2010 are unlikely to be met based on the annual average. Atholl Street is the main area of Perth for which the objectives for nitrogen dioxide and particulate matter are unlikely to be met. Limited data availability means it is not possible to comment on trends at Atholl Street at present. Results for the High Street in Perth are relatively stable, although continued higher results for particulate matter may indicate a negative trend.

Air quality monitoring in Perth and Kinross is carried out to a satisfactory level in line with government guidance. Although air quality is only measured in two locations the criteria used to select these locations should mean they represent the worst case scenario.

Climate Change (SoE p.4-9)

Perth and Kinross soils are relatively rich in organic matter (and hence carbon) particularly in the upland area. There is some evidence in Scotland of increased losses of organic matter from peaty soils. Large deceases in organic carbon concentrations in soils in England and Wales have been reported and linked to climate change. This trend also occurring in Scotland, would have serious implications for Scotlish soils. Data on changes in soil carbon levels is not currently available. However, with the introduction of the EU Soils Thematic Strategy and the development of a Scotlish Soils Strategy, methods to collect this data are currently being examined.

Estimated emissions data are available for carbon dioxide at the local authority level.



Within Perth and Kinross the majority of total carbon released (45%) is attributed to road transport, with industry and domestic sources providing 30% and 25% respectively. Within Scotland as a whole industry is the greatest source of carbon emissions (46%). A relatively larger proportion of carbon emitted in Perth and Kinross is taken up by land use, land use change and forestry than at the Scottish level. On a per capita basis domestic emissions of carbon are greater than on average in Scotland.

Due to the variation in the methodology used to estimate annual carbon emissions it is not possible to comment on trends at the local authority level. The following figures were published by the then Scottish Executive in 2006:

- Emissions of greenhouse gases fell by 10% between 1990 and 2003
- Carbon dioxide emissions over the same period fell by 8%
- Scotland's soils and trees removed 20% more carbon dioxide from the atmosphere in 2003 than in 1990
- Including this carbon sink Scotland's greenhouse gas emissions were 14% lower than in 1990

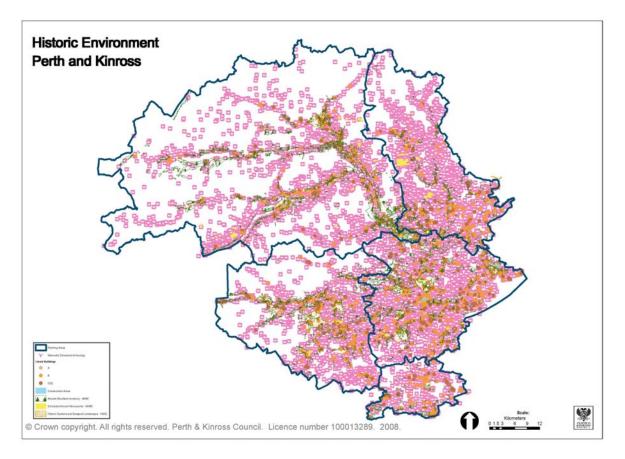
The 2003, 2004 and 2005 temperatures for Scotland were the highest since the record began in 1914. By the end of the century temperatures in Scotland are predicted to increase by up to 3.5°C during the summer months and around 2.5 °C during the winter.

Rainfall data from key gauges in Perth and Kinross show there has been no clear upward or downward trend in total or seasonal rainfall in the last 30 years. However figures calculated at the national level show that there was a significant increase in winter and annual rainfall throughout Scotland.

Historic Environment (SoE p.55-62)

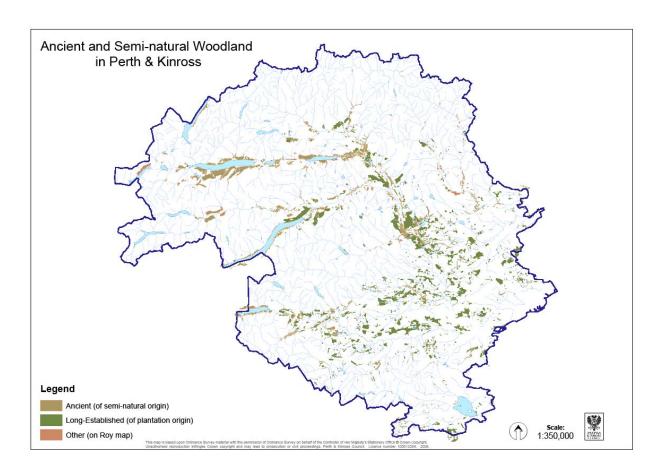
Perth and Kinross contains 748 Scheduled Ancient Monuments and 3118 listed buildings. 31 of these are included in the Buildings at Risk register of which 16 are considered to be at high risk. No information is available on the current status of the SAMs.

There are 25 fields of conflict (battlefields) within Perth and Kinross but no information is available on their present condition. In 2007 there were 42 historic gardens and designed landscapes covering 9413ha in Perth and Kinross. 30 of these sites are believed to have management agreements in place.



The Forestry Commission identified approximately 40,500ha of ancient and semi-natural woodland in Perth and Kinross using surveys undertaken in 2000. Presently no information is available on the condition of these woodlands although a small percentage are designated as SSSIs and once information is available on the condition of SSSIs it can be used as an indicator for the condition of the woodland. At present the Forestry Commission are undertaking the native woodland survey for Scotland which should include information on the condition of such woodland. The total area of ancient woodland in Perth and Kinross in the 1990s was 31,390 of which 9% were designated as SSSIs. The total area of semi-natural woodland was 9117 of which 27% was designated as SSSIs.





The number of planning applications which have been identified as having the potential to impact the historic environment of Perth and Kinross has generally been increasing from 124 in 2002 to 545 in 2006.

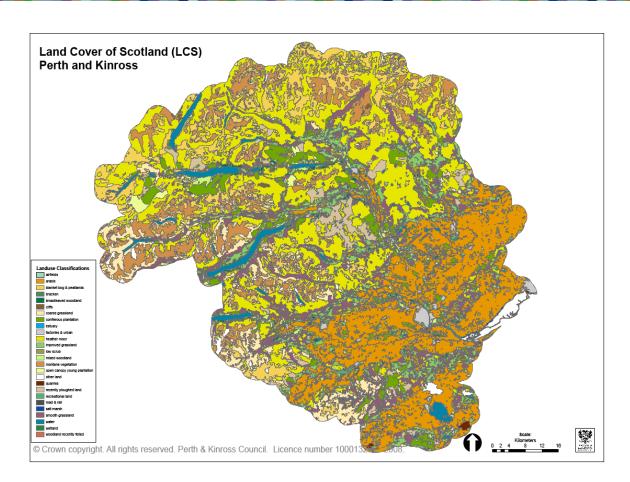
A significant gap in the information available on the historic environment is details on the actual state of the areas designated. There is also the acceptance that what constitutes the historic environment is always evolving and a proportion of what exists is at present unknown. A key resource in future will be the Scottish Historic Environment Audit.

Landscape (SoE p.16-33)

Currently there is insufficient information available to comment on the existing situation and trends in development pressure within Perth and Kinross. Once data is available future versions of the State of the Environment report will comment on the area of planning applications on greenfield land, in the designated greenbelt surrounding Perth and Kinross and the area of greenfield development undertaken in comparison to brownfield development considering the availability of suitable brownfield land.

The landscape within Perth and Kinross is divided into two main units: highlands and lowlands, reflecting geology, topography, vegetation and land use. A historic land use assessment has been undertaken for approximately 20% of the Council area. There are no firm plans to extend this coverage in the immediate future. The area covered by the assessment is in the majority classified as moorland and rough grazing, field and farming, and woodland and forestry.

Land cover as assessed by the Geoinformation Group follows geology, soils, topography and hydrology. There is a clear distinction between scrub, heath and moorland in the upland area in the north west and agriculture in the lowland areas of the south east and river valleys. The main land cover categories are agriculture (33%), forestry / woodland (16%), scrub / heath / moor (45%), water bodies and bog (3%) and urban industrial / commercial (2%). Predominantly residential areas account for less than 1% of the total Perth and Kinross area.



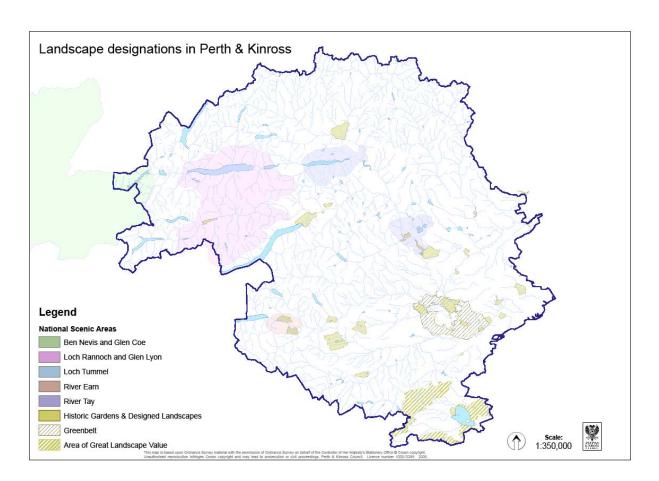
More recent data based on the agricultural census of the areas of agricultural land in Perth and Kinross is available from the Scottish Government. In the last six years there appears to have been a slight increase in the total area used for agriculture, with an increase in grassland and a decrease in arable and tilled land. Insufficient data is available to comment on whether these observed trends are statistically significant.

Using the current method recommended by SNH wild land is defined as land located at set distances from public and private roads. A relatively large proportion of Perth and Kinross is 2000 metres from public roads (32%). However this drops to 13% when all roads are taken into account. The proportion of Perth and Kinross categorised as wild decreases significantly when the distance is increased to 5000 metres (1.3%). Currently there is insufficient information available to comment on trends in the area of wild land.

Perth and Kinross possesses some of the finest parks, gardens and open spaces in the country. Some were created as parks in their own right, several were donated, others were former bleaching greens associated with the linen industry, and a few may have been livestock market areas. The Council is currently producing an Open Space Strategy and as such only preliminary data is available on the amount of open space in Perth and Kinross. Preliminary data suggests a total of 828ha of urban open space in Perth and Kinross. Insufficient data is available to comment on trends at present.

A relatively small area of the land stock in Perth and Kinross is derelict or vacant. In the last five years it would appear there has been an overall decrease in the total area of land designated as derelict or vacant, with a decrease in the area of derelict land and an increase in the area of vacant land.

The only national landscape designation in Scotland is National Scenic Area. These areas are considered to be of national importance due to their outstanding scenic interest which must be conserved as part of the country's natural heritage. Currently 13% of Perth and Kinross is designated as part of five National Scenic Areas at Ben Nevis and Glen Coe, Loch Tummel, Loch Rannoch and Glen Lyon, River Tay, and River Earn.



Reporting on landscape in Perth and Kinross is limited by the age of data available and the lack of data on the actual condition of the different aspects of landscape.

Landscape Change Pressure

Landscape Character Assessment (LCA) is being widely employed as a tool to help guide decisions about the allocation and management of land for different types of development in the UK. Landscape capacity is concerned with the amount of change or pressure that can be accommodated: it provides a quantitative dimension and reflects the idea of limits to acceptable change³.

Mapped data is based on information contained in the Landscape Character Assessment (SNH) and the supplementary report, 'Landscape Character Vignettes', (1999) David Tyldesley and Associates.

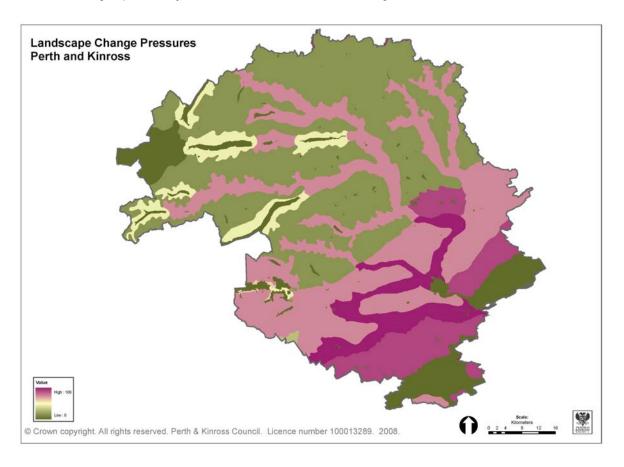
Scottish Natural Heritage, in partnership with local authorities and others, undertook a national program of landscape character assessment (LCA) between 1994 and 1998. This assessment, which covers the whole of mainland Scotland and all of the main islands, identified around 4,000 different units of landscape character. These were grouped into 372 "landscape character types". Visual evidence of landscape change was recorded and categorised according to a pre-defined list of 165 'forces for change'⁴.

Landscape change pressure is associated with aspects of landscape character defined by land cover dominance. The map above provides an indication of the landscape capacity (as a percentage) resulting from the combined pressure of various types of development (i.e. agriculture/aquaculture, development, minerals, energy, forestry or other).

³ Carys Swanwick (2004) Landscape Character Assessment TOPIC PAPER 6 – Techniques and criteria for judging capacity and sensitivity', published by the Countryside Agency and Scottish Natural Heritage

The map below summarises forces for change or pressures associated with aspects of landscape character to inform strategic planning and development. Layers of information relating to type of landscape change pressure are combined, using a GIS, to arrive at a final assessment of the relative degree of landscape change pressure expressed on a scale of 0 (low) to 100 (high). Further detail on the forces for change can be found in the Landscape Character Vignettes report.

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Transport (SoE p.83-89)

Insufficient public transport, increase in car ownership and the desire for independence and convenience by residents and visitors in Perth and Kinross mean that the majority of this pressure is directed at road networks and manifested as an increase in traffic volume. The greatest volumes of traffic are observed within Perth and on the roads south of Perth leading to Edinburgh and Stirling. According to the Regional Transport Strategy traffic on the road network in Tayside and central Scotland has been increasing by an average of 1.6% per annum over the last 10 years. Local trend data is not currently available.

There is currently no data available to provide an indication of the average distance travelled by different transport modes. Information from the Scottish Household Survey shows that 62% of Perth and Kinross residents travel to work or school by car or van compared with 56% across Scotland as a whole. Furthermore although more residents in Perth and Kinross walk to work or school than in Scotland as a whole (18% and 14% respectively) a smaller percentage use the bus (10.5% compared with 14% in Scotland).

The core path network within Perth and Kinross is presently in the planning stage and as such insufficient information is available to report on the length and use of the core path network.

Better data is needed on the mode of transport used by residents in Perth and Kinross in order to fully clarify the relationship between transport and the state of the environment.

Waste (SoE p.90-98)

The amount of waste arising in Perth and Kinross is gradually increasing due to increases in population, households, levels of packaging and changes in consumerism and standard of living. There are over 50 recycling points in Perth and Kinross the majority of which accept glass, cans and paper. In 2006/07 the destination of 96098 tonnes of waste material was within Perth and Kinross with 11325 tonnes being transported outwith the area.

A significant data gap exists for non-municipal waste including industrial and special waste.

Energy (SoE p.99-102)

There is widespread consensus on the need to move towards sustainability in energy supply. In Perth and Kinross the renewable energy technologies which offer the greatest potential at least in the short-term are large scale hydro schemes, wind energy, small scale hydro and the use of forest residues for biomass boilers. The amount of energy that can be generated by these renewable sources is limited by the availability of the resource and other environmental and social constraints such as visual impacts, landscape degradation and threats to birds and habitats.

Energy consumption by transport is the primary use of energy in Perth and Kinross whereas industry and commercial use are the primary users in Scotland as a whole. Consumption per capita in Perth and Kinross is on average 11.5% higher than in Scotland.

Effect of the Housing in the Countryside Policy on the baseline

Although the Housing in the Countryside Policy will result in the development of new housing across the landward area of Perth and Kinross there is the potential to reduce the negative effects of the policy on the baseline discussed above by:

- Promoting development that supports the rural economy and local services
- Promoting rural regeneration
- Embodying the principles of sustainable development, and
- Enhancing the rural environment

Appendix 4 identifies the baseline sources used in the State of the Environment report.



Appendix 2: Environmental Assessment of Alternatives

Key to Tables

Effect						
Major Positive Effect ++	Minor Pos Effect +	Ef	nown ^T ect O		r Negative Effect –	Major Negative Effect ——
Duration						
LT = long terr	LT = long term MT = medium term ST = short term U = Unknown					U = Unknown
Permanency						
P = perma	inent	T = ter	nporary		U =	Unknown

ALTERNATIVE 1 - Status Quo Carrying forward the existin	ig Housing in	the Countryside Po	licy revised in 2005	
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
Maintain, protect and where necessary enhance habitats and species of international, national and regional conservation value, including the populations of European Protected Species and protection of their resting places		LT P	Increases potential for some developments being close to designated sites Potential increase in adverse impacts, eg conversion of farm buildings presents potential for disturbance of protected species such as barn owls	Structure and Local Plan policies already seek to safeguard against impacts on protected areas and species Local Plan policies recognise protected species conservation requirements

ALTERNATIVE 1	Status Quo Carr	ying forward the existing	ng Housing in the Countr	vside Policy revised in 2005

SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
			Potential for more disturbance of protected species eg bats in and around derelict / brownfield sites Potential for more disturbance of species of conservation value because wide range of buildings and derelict / brownfield sites affected	Policy and Siting and Design Guidance needs to emphasise issues and solutions; also potential to increase biodiversity through new gardens / landscaping Awareness raising for developers, architects and planners regarding development / redevelopment proposals to avoid impacts and provide enhancement opportunities.
Accommodate the desire for people to live in the countryside and direct development to appropriate areas.		LT P	Provides most opportunity to allow people to live in the countryside, but may not ensure that this is always in appropriate locations Potential for new development, particularly large scale new build in association with steading developments to impact on enjoyment of the countryside by changing the visual appearance of the landscape Potential impact on existing path networks	Require larger countryside developments to contribute to wider rural affordable housing needs Limit the amount of new build on brownfield land in association with steading redevelopments and increase gardens / landscaping Revise Siting and Design Guidance to give clearer guidance in relation to siting. Local Plan policies recognise access legislation
Maintain, protect and where necessary enhance the fundamental qualities and productive capacities of soils	*	LT P	Some developments allowed by the policy would be Greenfield and so may involve the loss of small areas of agricultural soils Some developments may result in significant changes in land management practices and increased disturbance to	Encourage use of small brownfield plots where appropriate through designation in Local Plans

ALTERNATIVE 1 - Status Quo Carrying forward the existing Housing in the Countryside Policy revised in 2005

SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
			farmland wildlife Potential for redevelopment of derelict / brownfield sites could result in the improvement of existing soil quality	
Safeguard water resources and water quality, ensure no deterioration of the ecological status of waterbodies and where possible enhance the ecological value of watercourses and bodies		LT P	Some developments likely to involve new communal / private waste water treatment facilities (septic tanks and soakaways) More dispersed pattern of development may increase risk of water quality impacts during construction and in longer term	Construction codes of conduct and SEPA requirements Need for Drainage Impact Assessments and compliance with the Water Environment (Controlled Activities)(Scotland) Regulations 2005 (CAR) (as amended).
Direct development to locations which reduces the need to travel and reduces journey length and ensure compliance with Air Quality objectives		U U	May lead to some significant developments at remoter locations with potential to increase traffic-generated pollution More dispersed pattern of smaller developments may also cumulatively increase traffic generated air-pollution Duration and permanency unknown because it will depend on factors outwith Council control – does not address fundamental issue that people will choose to travel regardless	Restrict scale of development if remote from public transport corridors LP policies to promote homeworking to reduce the need to travel
Reduce the area's vulnerability to the effects of climate change, especially flooding, through the direction of new development to appropriate areas and reduce greenhouse gas emissions by encouraging forms of development that maximise energy efficiency and conservation and that	+	LT P	New development or redevelopment unlikely to be permitted on flood plains however, conversion or rebuilding for residential use (e.g. mills) could be in locations at risk from flooding, which	Ensure adequate flood prevention measures are put in place through the planning application process Seek a Flood Risk Assessment for proposed new development that is

ALTERNATIVE 1 -	Status Quo Carr	ving forward the existir	na Housina in the Countr	vside Policy revised in 2005

SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
promote the use of renewable energy where appropriate			could therefore introduce a more flood sensitive use and therefore could potentially result in negative effects.	itself at risk from flooding or that could potentially increase the risk of flooding elsewhere.
			Policy allows for relocation of individual houses already at flood risk Allows for re-use of existing buildings and recycling of existing materials Allows for individual dwellings specifically designed as part of 'sustainable living' projects More dispersed pattern of smaller developments at remoter locations will result in increased fuel consumption and	LP policies to promote sustainable development practices For All Proposals section of policy to make reference to sustainable development practices Restrict scale of development if remote from public transport corridors
Maintain, protect, and where appropriate enhance and restore historic buildings, archaeological sites and other culturally important features*		LT P	traffic related emissions Opportunities for restoration and reuse but potentially negative effects depending on how implemented Potential for developments affecting the setting of Listed Buildings Allowing renovation / replacement of slight remains of dwellings may conflict with archaeological interest Policy allows for possible development within, and so ongoing management of, Designed Landscapes and walled gardens Potential for other developments to be in	LP policies to promote the sensitive re-use and restoration of existing historical buildings in line with requirements of Listed Buildings, Ancient Monuments, etc. legislation Planning consents should be conditioned to ensure avoidance / recording of archaeological interest Requirement for consultation with HS if Designed Landscapes potentially affected Detailed design and landscape guidance required to ensure best 'fit' with rural character

SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
			proximity of Designed Landscapes Introduces potential for intensification of development, especially in building groups and infill situations	
Maintain and where necessary enhance, landscape character, especially those locations designated as having particular worth		LT P	No impacts on NSAs anticipated Potential for developments to impact adversely on quality and character of AGLVs, especially with regard to large scale steading redevelopments	
Protect and enhance countryside and rural character and respect existing pattern, form and setting of small settlements and building groups		LT P	Potentially more widespread impacts on the landscape especially with regard to large scale steading redevelopments, and lack of relationship between built developments and their landscape setting.	Detailed design and landscape guidance required to ensure best 'fit' with rural character
Minimise the use of resources including fuel and chemicals, and minimise the creation of waste by following the waste hierarchy: Reduce – Reuse – Recycle - Recover	_	LT P	More dispersed pattern of smaller developments at remoter locations will result in increased fuel consumption Rural developments may be more conducive to composting, but less efficient for 'public' waste collection services	Restrict scale of development if remote from public transport corridors LP policies to promote sustainable development practices including sustainable construction
Maximise the sustainable use / re-use of material assets (land and buildings)		LT P	Allows most scope for the replacement of existing traditional buildings Site expansions will involve greater use of new construction resources May lead to reduced availability of employment generating premises	LP policies to promote sustainable development practices including sustainable construction LP to identify appropriate brownfield sites for business use

ALTERNATIVE 1 - Status Quo Carrying forward the existin	ig Housing in	the Countryside Po	licy revised in 2005	
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
			(through competition from residential options) Encourages re-use of a wider range of derelict and brownfield sites but some may be better left to regenerate naturally	



ALTERNATIVE 2 – Protecting natural and cultural heritage					
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects	
Maintain, protect and where necessary enhance habitats and species of international, national and regional conservation value, including the populations of European Protected Species and protection of their resting places	+	LT U	Emphasis of policy should ensure that the development of housing in the countryside can be accommodated with limited impact on LBAP habitats and species	Structure and Local Plan policies already seek to safeguard against impacts on protected areas and species. Siting and Design Guidance needs to emphasise issues and solutions Awareness raising for developers, architects and planners regarding development / redevelopment proposals to avoid impacts and provide enhancement opportunities.	
Accommodate the desire for people to live in the countryside and direct development to appropriate areas.	+	LT P	Negative in terms of meeting the requirements of SPP15 in that it would provide significantly reduced opportunities for people to live in the countryside but would provide scope to avoid sensitive areas	Structure and Local Plan policies already seek to protect and enhance natural and cultural heritage Policy and Siting and Design Guidance needs to emphasise issues and solutions	
Maintain, protect and where necessary enhance the fundamental qualities and productive capacities of soils	_	LT P	Flexibility to avoid sensitive areas but accommodating development still involves the use of soils	Local Plan policies to support the re- use of brownfield sites to minimise use of greenfield land and productive soils	
Safeguard water resources and water quality, ensure no deterioration of the ecological status of waterbodies and where possible enhance the ecological value of watercourses and bodies	_	LT P	Flexibility to avoid sensitive areas but accommodating development still likely to impact on waterbodies to some extent	Where sensitive sites cannot be avoided require mitigation of adverse impacts and enhancement through the planning application process Need for Drainage Impact Assessments and compliance with the Water Environment (Controlled Activities)(Scotland) Regulations 2005	



ALTERNATIVE 2 – Protecting natural and cultural heritage						
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects		
				(CAR) (as amended).		
Direct development to locations which reduces the need to travel and reduces journey length and ensure compliance with Air Quality objectives	_	U U	In directing development to most appropriate areas in environmental terms not necessarily reducing journey length Duration and permanency unknown because it will depend on factors outwith Council control – does not address fundamental issue that people will choose to travel regardless	Local Plan policies to promote homeworking to reduce the need to travel		
Reduce the area's vulnerability to the effects of climate change, especially flooding, through the direction of new development to appropriate areas and reduce greenhouse gas emissions by encouraging forms of development that maximise energy efficiency and conservation and that promote the use of renewable energy where appropriate	+ _	U U	New development or redevelopment unlikely to be permitted on flood plains however, conversion or rebuilding for residential use (e.g. mills) could be in locations at risk from flooding, which could therefore introduce a more flood sensitive use and therefore could potentially result in negative effects. Seeking to protect natural and cultural heritage will not necessarily encourage forms of development that maximise energy efficiency and conservation and that promote the use of renewable resources	Ensure adequate flood prevention measures are put in place through the planning application process Seek a Flood Risk Assessment for proposed new development that is itself at risk from flooding or that could potentially increase the risk of flooding elsewhere. LP policies to promote sustainable development practices For All Proposals section of policy to make reference to sustainable development practices Restrict scale of development if remote from public transport		
Maintain, protect, and where appropriate enhance and restore historic buildings, archaeological sites and other culturally important features	++	LT P	Actively positive as has potential to result in the maintenance, protection and enhancement of historically and culturally important areas and sites			
Maintain and where necessary enhance, landscape	++	LT	Actively positive as seeks to manage			



ALTERNATIVE 2 – Protecting natural and cultural heritage

SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
character, especially those locations designated as having particular worth		Ρ	historic sites and landscapes	
Protect and enhance countryside and rural character and respect existing pattern, form and setting of small settlements and building groups	++	LT P	Positive as it allows the maintenance of local distinctiveness and respects settlement character	
Minimise the use of resources including fuel and chemicals, and minimise the creation of waste by following the waste hierarchy: Reduce – Reuse – Recycle - Recover	_	LT P	Location of new housing according to protection of natural and cultural heritage is not necessarily where the resources are	Local Plan policies to promote sustainable development practices including sustainable construction
Maximise the sustainable use / re-use of material assets (land and buildings)	+ -	LT P	Whilst re-use of land and buildings generally positive could also be negative effects as brownfield land may be of higher biodiversity value than greenfield	Assessment of the biodiversity value of brownfield sites and existing buildings required through the planning application process and where necessary mitigation and enhancement measures put in place

ALTERNATIVE 3 – Fostering community and local economic development					
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects	
Maintain, protect and where necessary enhance habitats and species of international, national and regional conservation value, including the populations of European Protected Species and protection of their resting places		LT P	Increases potential for some developments being close to designated sites Potential increase in adverse impacts, eg conversion of farm buildings presents potential for disturbance of protected species such as barn owls	Structure and Local Plan policies already seek to safeguard against impacts on protected areas and species. Policy and Siting and Design Guidance	



SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
			Potential for more disturbance of protected species eg bats in and around derelict / brownfield sites Potential for more disturbance of species of conservation value because wide range of buildings and derelict / brownfield sites affected	needs to emphasise issues and solutions; also potential to increase biodiversity through new gardens / landscaping Awareness raising for developers, architects and planners regarding development / redevelopment proposals to avoid impacts and provide enhancement opportunities.
Accommodate the desire for people to live in the countryside and direct development to appropriate areas.		LT P	Opportunities to provide housing in the countryside more limited as emphasis is on encouraging economic development eg the redevelopment of redundant non-domestic buildings for business / tourist related development Scope for securing affordable housing more limited Potential for new development to impact on enjoyment of the countryside by changing the visual appearance of the landscape, and impacting on existing path networks Potential to increase opportunities for enjoyment of the countryside for tourist related	Revise Siting and Design Guidance to give clearer guidance in relation to siting.
Maintain, protect and where necessary enhance the fundamental qualities and productive capacities of soils	+	LT P	Some developments allowed by the policy would be Greenfield and so may involve the loss of small areas of agricultural soils Some developments may result in significant changes in land management practices and increased disturbance to farmland wildlife Potential for redevelopment of derelict / brownfield sites could result in the improvement of existing soil quality	LP policies to support the re-use of brownfield sites to minimise use of greenfield land and productive soils

ALTERNATIVE 3 – Fostering community and lo SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
Safeguard water resources and water quality, ensure no deterioration of the ecological status of waterbodies and where possible enhance the ecological value of watercourses and bodies		LT P	Some developments likely to involve new private waste water treatment facilities (septic tanks and soakaways) More dispersed pattern of development may increase risk of water quality impacts during construction and in longer term	Construction codes of conduct and SEPA requirements Where sensitive sites cannot be avoided require mitigation of adverse impacts and enhancement through the planning application process Need for Drainage Impact Assessments and compliance with the Water Environment (Controlled Activities)(Scotland) Regulations 2005 (CAR) (as amended).
Direct development to locations which reduces the need to travel and reduces journey length and ensure compliance with Air Quality objectives	0	U U	Providing employment opportunities in the countryside and promoting opportunities for home working should result in a reduction in both number and length of journeys to work. Duration & permanency unknown because will depend on factors outwith Council control – does not address the fundamental issue that people can and will choose to travel regardless	Restrict scale of development if remote from public transport corridors
Reduce the area's vulnerability to the effects of climate change, especially flooding, through the direction of new development to appropriate areas and reduce greenhouse gas emissions by encouraging forms of development that maximise energy efficiency and conservation and that promote the use of renewable energy where appropriate	+ _	U U	New development or redevelopment unlikely to be permitted on flood plains however, conversion or rebuilding for residential use (e.g. mills) could be in locations at risk from flooding, which could therefore introduce a more flood sensitive use and therefore could potentially result in negative effects. Allows for re-use of existing buildings and recycling of existing materials More dispersed pattern of smaller developments at remoter locations will result in increased fuel consumption and traffic related emissions	Ensure adequate flood prevention measures are put in place through the planning application process Seek a Flood Risk Assessment for proposed new development that is itself at risk from flooding or that could potentially increase the risk of flooding elsewhere. LP policies to promote sustainable development practices For All Proposals section to make



ALTERNATIVE 2 Experience community and local economic development

SEA objective	Effeo	t	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
					reference to sustainable development practices Restrict scale of development if remote from public transport corridors
Maintain, protect, and where appropriate enhance and restore historic buildings, archaeological sites and other culturally important features	+	_	LT P	Whilst unlikely to result in enhancement of the historic environment does give the opportunity for restoration and reuse but potentially negative effects depending on how implemented	Local Plan policies to promote the sensitive restoration and reuse of historic buildings in line with requirements of Listed Buildings, Ancient Monuments, etc legislation
Maintain and where necessary enhance, landscape character, especially those locations designated as having particular worth	_		LT P	No impacts on NSAs anticipated Potential for developments to impact adversely on quality and character of AGLVs	
Protect and enhance countryside and rural character and respect existing pattern, form and setting of small settlements and building groups	_		LT P	Potentially more widespread impacts on the landscape, and lack of relationship between built developments and their landscape setting.	Detailed design and landscape guidance required to ensure best 'fit' with rural character
Minimise the use of resources including fuel and chemicals, and minimise the creation of waste by following the waste hierarchy: Reduce – Reuse – Recycle - Recover	0		U U	Creation of local economic development opportunities in the countryside has potentially positive effects on reducing the use of fuel, but is to a large extent dependent on peoples travel patterns	LP policies to promote sustainable development practices including sustainable construction
Maximise the sustainable use / re-use of material assets (land and buildings)	+	_	LT P	Whilst re-use of land and building generally positive could also be negative effects as brownfield land may be of higher biodiversity value than greenfield land	Assessment of the biodiversity value of brownfield sites and existing buildings required through the planning application process and where necessary mitigation and enhancement measures put in place



ALTERNATIVE 4 - Sustaina	ability
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SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
Maintain, protect and where necessary enhance habitats and species of international, national and regional conservation value, including the populations of European Protected Species and protection of their resting places		LT P	Increases potential for some developments being close to designated sites Potential increase in adverse impacts, as would focus development on the re-use of existing buildings eg conversion of farm buildings presents potential for disturbance of protected species such as barn owls Potential for more disturbance of protected species eg bats in and around derelict / brownfield sites Potential for more disturbance of species of conservation value because wide range of buildings and derelict / brownfield sites affected	Structure and Local Plan policies already seek to safeguard against impacts on protected areas and species Policy and Siting and Design Guidance needs to emphasise issues and solutions; also potential to increase biodiversity through new gardens / landscaping Awareness raising for developers, architects and planners regarding development / redevelopment proposals to avoid impacts and provide enhancement opportunities.
Accommodate the desire for people to live in the countryside and direct development to appropriate areas.	_	LT P	Opportunities to provide housing in the countryside more limited as emphasis is on the redevelopment of existing buildings in sustainable locations Scope for securing affordable housing more limited Less potential for new development to impact on enjoyment of the countryside by changing the visual appearance of the landscape, and impacting on existing path networks	Revise Siting and Design Guidance to give clearer guidance in relation to siting.
Maintain, protect and where necessary enhance the fundamental qualities and productive capacities of soils	+ _	LT P	Potential for redevelopment of derelict / brownfield sites could result in the improvement of existing soil quality. Some developments may result in significant changes in land management practices and increased	Assessment of the biodiversity value of brownfield sites and existing buildings required through the planning application process and where necessary mitigation and



ALTERNATIVE 4 - Sustainability				
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
			disturbance to farmland wildlife	enhancement measures put in place
Safeguard water resources and water quality, ensure no deterioration of the ecological status of waterbodies and where possible enhance the ecological value of watercourses and bodies		LT P	Some developments likely to involve new communal / private waste water treatment facilities (septic tanks and soakaways)	Construction codes of conduct and SEPA requirements Where sensitive sites cannot be avoided require mitigation of adverse impacts and enhancement through the planning application process Need for Drainage Impact Assessments and compliance with the Water Environment (Controlled Activities)(Scotland) Regulations 2005 (CAR) (as amended).
Direct development to locations which reduces the need to travel and reduces journey length and ensure compliance with Air Quality objectives	+ _	U U	Positive as emphasis on promoting development in locations where access to public transport is good, local services are easily accessible, access to health care facilities is reasonable and there is access to school transport facilities will reduce need to travel however the focus on conversion and re-use of buildings and materials will not necessarily reduce journey length. Duration & permanency unknown because will depend on factors outwith Council control – does not address the fundamental issue that people can and will choose to travel regardless	LP policies to promote homeworking to reduce the need to travel Desirability to re-use existing buildings and scale of associated new build needs to be related to access to public transport, local services, health facilities and school transport.
Reduce the area's vulnerability to the effects of climate change, especially flooding, through the direction of new development to appropriate areas and reduce greenhouse gas emissions by encouraging forms of development that maximise energy efficiency and conservation and that promote the use of renewable energy	+	U U	New development or redevelopment unlikely to be permitted on flood plains however, conversion or rebuilding for residential use (e.g. mills) could be in locations at risk from flooding, which could therefore introduce a more flood sensitive use and therefore could potentially result in negative effects. Allows for re-use of existing buildings and recycling of	Ensure adequate flood prevention measures are put in place through the planning application process Seek a Flood Risk Assessment for proposed new development that is itself at risk from flooding or that could potentially increase the risk of flooding



ALTERNATIVE 4 - Sustainability				
SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
where appropriate			existing materials Allows for individual dwellings specifically designed as part of 'sustainable living' projects More dispersed pattern of smaller developments at remoter locations will result in increased fuel consumption and traffic related emissions	elsewhere. LP policies to promote sustainable development practices For All Proposals section to make reference to sustainable development practices Restrict scale of development if remote from public transport corridors
Maintain, protect, and where appropriate enhance and restore historic buildings, archaeological sites and other culturally important features	0	LT P	Whilst unlikely to result in enhancement of the historic environment does give the opportunity for restoration and reuse, but would be dependant on accessibility to local services, public transport etc	LP policies to promote the sensitive re- use and restoration of existing historical buildings in line with requirements of Listed Buildings, Ancient Monuments, etc. legislation Planning consents should be conditioned to ensure avoidance / recording of archaeological interest Requirement for consultation with HS if Designed Landscapes potentially affected Detailed design and landscape guidance required to ensure best 'fit' with rural character
Maintain and where necessary enhance, landscape character, especially those locations designated as having particular worth	_	LT P	No impacts on NSAs anticipated Potential for developments to impact adversely on quality and character of AGLVs	
Protect and enhance countryside and rural character and respect existing pattern, form and setting of small settlements and building groups	_	LT P	Potentially more widespread impacts on the landscape, and lack of relationship between built developments and their landscape setting.	Detailed design and landscape guidance required to ensure best 'fit' with rural character



ALTERNATIVE 4 - Sustainability

SEA objective	Effect	Duration & permanency of effects	Comments	Proposed measures for the mitigation of significant adverse effects
Minimise the use of resources including fuel and chemicals, and minimise the creation of waste by following the waste hierarchy: Reduce – Reuse – Recycle - Recover	+	LT P	Scope for positive effects because concentrates on using existing resources but potentially negative because the location of resources may increase the need to travel Positive as will have an emphasis on energy efficient building technologies	LP policies to promote sustainable development practices including sustainable construction
Maximise the sustainable use / re-use of material assets (land and buildings)	+ _	LT P	Whilst re-use of land and building generally positive could also be negative effects as brownfield land may be of higher biodiversity value than greenfield land	Assessment of the biodiversity value of brownfield sites and existing buildings required through the planning application process and where necessary mitigation and enhancement measures put in place



Assessment criteria

The criteria which were used in carrying out the environmental assessment are set out in the table below.

SEA Topic	Objective	Proposed criteria – will the Housing in the Countryside Policy Alternative:
Biodiversity, flora & fauna	Maintain, protect and where necessary enhance habitats and species of international, national and regional conservation value, including the populations of European Protected Species and protection of their resting places	Ensure that the development of housing in the countryside can be accommodated without adverse impact on LBAP habitats and species? Ensure that the development of housing in the countryside can be accommodated with no adverse effects on the integrity of Natura sites and species?
Population & Human Health	Accommodate the desire for people to live in the countryside and direct growth to appropriate areas	Ensure that people's desire to live in the countryside is met in appropriate locations? Ensure that opportunities for enjoyment of the countryside are not affected by new development in the countryside?
Soil	Maintain, protect and where necessary enhance the fundamental qualities and productive capacities of soils	Ensure that the development of housing in the countryside can be accommodated without impacting on the productive capacities of the best quality soils? Ensure that development in the countryside can be accommodated without significant changes in land management practices and increased disturbance to farmland wildlife? Provide for the improvement of existing soil quality?
Water	Safeguard water resources and water quality, ensure no deterioration of the ecological status of waterbodies and where possible enhance the ecological value of watercourses and bodies	Ensure that the development of housing in the countryside can be accommodated without resulting in a deterioration of the ecological status of water bodies or prevent their restoration? Provide for the enhancement of the water environment?



SEA Topic	Objective	Proposed criteria – will the Housing in the Countryside Policy Alternative:
Air Quality & Noise	Direct development to locations which reduces the need to travel and reduces journey length and ensure compliance with Air Quality objectives	Ensure that the development of housing in the countryside is directed to locations which reduces the need to travel?
Climatic Factors	Reduce the area's vulnerability to the effects of climate change, especially flooding, through the direction of new development to appropriate areas and reduce greenhouse gas emissions by	Ensure that the development of housing in the countryside is directed to land which is not at risk from the effects of climate change, especially flooding? Ensure that the development of housing in the
encouraging forms of development that maximise energy efficiency and conservation and that promote the use of renewable energy where appropriate		countryside encourages forms of development that maximise energy efficiency and conservation and promotes the use of renewable energy thereby reducing greenhouse gas emissions?
Cultural Heritage	Maintain, protect, and where appropriate enhance and restore historic buildings, archaeological sites and other culturally important features*	Ensure that the development of housing in the countryside will not lead to the loss of or have a detrimental impact on historically and culturally important areas taking into account impacts on both the site and setting of these areas?
Landscape	Maintain and where necessary enhance, landscape character, especially those locations designated as having particular worth	Ensure that the development of housing in the countryside takes place whilst protecting landscape character?
	Protect and enhance countryside and rural character and respect existing pattern, form and setting of small settlements and building groups	Ensure that the development of housing in the countryside takes place without detrimental impact on the setting and form of existing small settlements and building groups?
Material Assets	Minimise the use of resources including fuel and chemicals, and minimise the creation of waste by following the waste hierarchy: Reduce – Reuse – Recycle - Recover	Result in a pattern of development which minimises the use of resources?



SEA Topic	Objective	Proposed criteria – will the Housing in the Countryside Policy Alternative:	
	Maximise the sustainable use / re-use of material assets (land and buildings)	Ensure that retention of traditional farm buildings is ensured wherever possible?	

* Note the assessment considered the potential for impact on all aspects of the historic environment as defined in Scottish Historic Environment Policy 1 in terms of both site and setting. 'Other culturally important features' will include gardens and designed landscapes included on the Inventory of Gardens and Designed Landscapes.



Thresholds for assessing impact

In determining the level of impact each of the alternatives would have on the SEA objectives some means of measuring the severity of the impact needed to be established. One example of a structured method for determining the level of impact involves establishing a series of thresholds which can be used in making the assessment. The table below sets out examples of the kind of thresholds which were used in determining the acceptability of the environmental impacts of each of the alternatives for the Housing in the Countryside Polciy.

Acceptability of Impact	Examples of threshold criteria for potential impacts
Major Positive (Normally acceptable)	Protection and enhancement of populations and habitats of non-threatened species through development opportunities
	Enhancement of the landscape
	Protection or enhancement of protected buildings or site through development opportunities
Minor Positive (May be acceptable	Avoidance of spread of biological disease, pests, feral animals or weeds
with mitigation)	Modification of landscape without downgrading special aesthetic values
	Modification or development of protected building or site without devaluing it's historical or archaeological significance
Minor Negative	Large scale loss of productive capacity of renewable resources
(Normally	Loss of populations of commercial biological species
Unacceptable)	Conflict with policies or land-use plans
	Some loss of threatened habitat – or could be major negative depending on extent of loss / value of habitat
	Only small loss of populations and habitats of non-threatened species
	Detrimental impact on the setting of a protected building or site, or loss of a small part of protected site
Major Negative (Unacceptable)	Significant loss of populations of protected species and habitats within Perth and Kinross, loss of genetic diversity, rare or endangered species, critical habitat
	Increases level of risk to public health



Exceeds legal or regulatory standard e.g. water quality standard	
	Complete loss of protected building or site or impact so detrimental as to devalue the historical or archaeological significance of the building or site



Appendix 3: Relationship with other relevant plans, programmes and strategies

Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
International		
Council Directive 79/409/EEC on the conservation of wild birds	The Birds Directive provides a framework for the conservation and management of wild birds in Europe. The provisions of the Directive include the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive as well as for all regularly occurring migratory species. Particular attention should be paid to the protection of wetlands of international importance.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must take account of SPAs and SACs in order to ensure no adverse impact on these.
Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna	The main aim of the Habitats Directive is to promote the maintenance of biodiversity by taking measures to maintain or restore natural habitats and wild species and introducing robust protection for those habitats and species of European importance. The habitats and species listed in the Annexes are to be protected by means of a network of sites and are designated as Special Areas of Conservation (SACs). Projects in SACs can only be permitted if it is ascertained that there will be no adverse effect on the integrity of the site although they may still be permitted if there are no alternatives and there are imperative reasons of overriding public interest.	
Natura 2000	SPAs and SACs together form a network of protected areas known as Natura 2000.	
Convention on Wetlands 1971	The Convention is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources – known as Ramsar sites.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must ensure Ramsar sites are protected.
Directive 2000/60/EC – EU Water Framework Directive	The purpose of the Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater. It will ensure all aquatic ecosystems meet 'good status' by 2015. The Directive requires river basin districts to be identified and river basin management plans prepared.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must take account of the requirements of the Directive.



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
Directive 2007/60/EC - EU Floods Directive on the assessment and management of flood risks	The Directive requires Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. A preliminary assessment is required by 2011 to identify the river basins and associated coastal areas at risk of flooding. Flood risk maps and management plans are then to be prepared. The Directive applies to inland waters as well as all coastal waters and is to be carried out in coordination with the Water Framework Directive.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must take account of the requirements of the Directive.
European Landscape Convention 2000	The Convention aims to encourage public authorities to adopt policies and measures at local, relation, national and international level for protecting, managing and planning landscapes throughout Europe. It covers all landscapes, both outstanding and ordinary, that determine the quality of people's living environment. It provides for a flexible approach to landscapes and actions can range from strict conservation to management and improvement through to actual creation. The Convention proposes measures at national and international levels aimed at shaping landscape policies and promoting interaction between location and central authorities.	The Housing in the Countryside Policy must take into account the importance and impact on quality of life of all landscapes, not just designated landscapes, in the setting of criteria for the creation of new housing development in the countryside.
National		
The Planning etc. (Scotland) Act, 2006	The Act received Royal Assent in December 2006. It is part of the creation of a planning system for Scotland that will involve people more; will be more efficient and will produce development that is more sustainable. The Act is the first major step in a transformation of the system, but its implementation will require the publications of new or amended secondary legislation and detailed guidance.	The details of the secondary legislation will be important to future development plans and their policies. However, in the interim the Housing in the Countryside Policy should strive to incorporate the vision for modernisation which includes involving people more, being more efficient and producing development that is more sustainable.
The Town & Country Planning Act (Scotland), 1997	Regulation 9 of the Act allows planning authorities to submit to the Scottish Ministers proposals for alterations to the Structure Plan covering their area. Such proposals may relate to the whole or part of the district to which the plan relates.	The Housing in the Countryside Policy Housing in the Countryside Policy must conform to those requirements laid out for Supplementary Planning Guidance in the 1997 Act.
The Town & Country Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997	Sets out the approach to be taken in planning for listed buildings, conservation areas and designed gardens and landscapes	The Housing in the Countryside Policy must take into account the protection given to listed buildings and designed landscapes and gardens by the Act.
Ancient Monuments &	Sets out the approach to be taken in planning for ancient monuments and	The Housing in the Countryside Policy must take into account the



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
Archaeological Areas Act 1997	archaeological areas	protection given to ancient monuments and archaeological remains by the Act
Nature Conservation (Scotland) Act 2004	The Act outlines the provisions relating to biodiversity duties and SSSI's, with the principle aim of wildlife protection. The legislation also applies to fossils.	The Housing in the Countryside Policy will be required to meet with the provisions of the Act, including protecting and upgrading sites.
Firm Foundations: The Future of Housing in Scotland	 Sets out the Government's vision for the future of housing in Scotland: An increased supply of housing across all tenures More choice of housing that those on lower incomes can afford Housing developments that contribute to the creation of sustainable mixed communities Social housing that provide better value for public expenditure This vision is to be realised by: Increasing the rate of new housing supply to at least 35,000 per year by the middle of next decade Encouraging local authorities to co-operate at a regional level to set and meet realistic housing supply targets Launching a Scottish Sustainable Communities Initiative to encourage the development of new, sustainable communities that may be expanded or new stand-alone settlements Establishing a Low-Cost Initiative for First Time Buyers to help people achieve and sustain home ownership Encourage the private rented sector to play a full role in meeting housing need Improving the choice available to homeless people Offering incentives to local authorities to build new council houses Safeguarding the future of all new social housing by ending the right to buy Improving the supply of new housing association houses by awarding subsidies to associations on a strategic and competitive basis 	The Housing in the Countryside Policy should contribute to achieving the Government's vision on the future of housing in Scotland.



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
	 Improving the chose and supply of affordable homes through the introduction of incentives to build houses for mid-market rent Monitoring local authorities' and housing associations' progress in complying with the Scottish Housing Quality Standard The creation of a new regulatory function that is focussed on restarting and focus and foc	
Housing Need and Demand Assessment Guidance March 2008	 protecting and promoting the interests of current and future tenants The Housing Need and Demand Assessment Guidance (HNDAG) reflects the Government's aim to increase housing supply. Previous housing needs assessments largely concentrated on the need for affordable housing but the new HNDAG requires that all tenures are considered with the outcome of the assessment informing the identification of housing supply targets and the allocation of an adequate land supply across all housing sectors. There is an increased emphasis on the need for close working between planning and housing services. The key elements of the HNDAG are that it: Assesses need and demand across all sectors Provides the evidence base upon which housing supply targets are defined in local housing strategies and suitable available land is allocates through development plans to meet these targets Reinforces the strategic nature of the new style local housing strategies 	The Housing in the Countryside Policy should reflect the outcome of the Housing Needs and Demand Assessment (expected by the end of the year)
	 Assesses future housing need and demand over a 15 year timescale Where housing market areas extend beyond local authority boundaries Housing Market Partnerships are to be created and the Partnership will be responsible for producing the Housing Need and Demand Assessment. Assessments are to be based on housing market areas rather than local authority administrative boundaries. Partnerships should also consider how need and demand at housing market area level translates into housing supply targets and housing land allocations at local authority level. 	
Scotland's Transport	The overall aim is to promote economic growth, social inclusion, health and protection of the environment through a safe, integrated, effective and	The Housing in the Countryside Policy must contribute to



Name of Plan,	Related Legislation and main objectives of the Plan, Programme or	How it impacts, or is impacted upon by this Plan Programme
Programme or Strategy	Strategy	or Strategy
Future 2004	 efficient transport system. The objectives are to: promote economic growth by building, enhancing, managing and maintaining transport services, infrastructure and networks to maximise their efficiency; promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network; protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy; improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers, passengers and staff; improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport 	achieving the objectives identified.
Scotland's National Transport Strategy (December 2006)	 The Strategy identifies 3 key strategic outcomes that are to be focused on in order to achieve the vision set out in 'Scotland's Transport Future': Improve journey times and connections to tackle congestion and the lack of integration and connections in transport which impact on the high level objectives for economic growth, social inclusion, integration and safety; Reduce emissions to tackle the issues of climate change, air quality and health improvement which impact on the high level objective for protecting the environment and improving health; and Improve quality, accessibility and affordability to give people a choice of public transport 	The Housing in the Countryside Policy must contribute to achieving the strategy
National Waste Strategy 1999	The strategy sets out a framework within which Scotland can reduce the amount of waste it produces and deal with the waste that is produced in a more sustainable way.	The Housing in the Countryside Policy must contribute to delivering the strategy
Air Quality Strategy for England, Scotland, Wales	The Strategy sets out a way forward for work and planning on air quality issues, sets out the air quality standards and objectives to be achieved,	The Housing in the Countryside Policy must contribute to delivering the strategy



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
and Northern Ireland 2007	introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.	
Scottish Forestry Strategy 2006	The Strategy is the Scottish Government's framework for taking forestry forward through the first half of this century. The objectives relate to: the improved health and well-being of people and their communities; competitive and innovative businesses contributing to the growth of the Scottish economy; and a high quality robust and adaptable environment.	The Housing in the Countryside Policy must contribute to delivering the strategy
Passed to the Future: Historic Scotland's Policy for the Sustainable Management of the Historic Environment	Outlines the Scottish Government's policy for the sustainable management of the historic environment, and recognises that it is important in helping to give us a sense of place, well-being and cultural identity. The historic environment is said to make a positive and important contribution to economic and social well-being and that it's survival and condition is determined by "natural processes" and "human activities" such as "climate change and erosion;land management, urban and rural development, transport and pollution".Although it is acknowledged that the historic environment is not static, it is highlighted that the nature of the historic environment features are irreplaceable and therefore the document sets out the following principles in order to guide change: recognising value:in relation to making a positive contribution to quality of life, through meeting a range of social, economic and environmental needs whilst retaining their value;good stewardship: recognising the capacity for change and the sustainable use of resources;assessing impact: applying the 'precautionary principle' where it is not clearly understood what the impact from actions will be on the historic environment;working together: to ensure the management of the historic environment is given equal consideration at the same time as other needs to reduce damage, resolve conflict and maximise benefit	The Housing in the Countryside Policy should acknowledge the impacts new housing can have on the historic environment and must take account of this in order to ensure no adverse impact.



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
Scottish Historic Environment Policy 1 – Scotland's Historic Environment	 SHEP 1 provides a framework for the day-to-day work of organisations that have a role and interest in managing the historic environment and to assist in achieving the three key outcomes identified by the Scottish Ministers for Scotland's historic environment is cared for, protected and enhanced for the benefit of our own and future generations there is increased public appreciation and enjoyment of the historic environment amongst all the people of Scotland and visitors the historic environment's importance as a key asset in Scotland's economic, social and cultural success is recognised and skilfully 	The Housing in the Countryside Policy should take into account the vision for the historic environment set out in this policy when establishing criteria for new housing in the countryside.
Scottish Historic Environment Policy 2 – Scheduling: protecting Scotland's nationally important monuments	harnessed Sets out Scottish Ministers' policy for the identification and designation of nationally important ancient monuments.	The Housing in the Countryside Policy should take account of this policy.
Changing Our Ways: Scotland's Climate Change Programme	 The Scottish Government is committed to playing its part in tackling climate change. The key elements of this programme are: Climate Change and Sustainable Development; Quantifying Scotland's equitable carbon contribution; Setting a Scottish target; Demonstrating achievements to date; Identifying new actions and future directions; Responding to the inevitable consequences of climate change; and Moving forward. It is the overall aim of the programme to develop by 2050 a country that has moved to a low carbon economy and reduced its vulnerability to the effects of climate change. The Scottish Share of equitable contribution to the UK's commitments to climate change has been calculated at around 1.7 million tonnes of carbon (MtC) in annual savings by 2010. This is in effect a benchmark for measuring the effectiveness of Scottish policies at delivering 	The Housing in the Countryside Policy must assist in achieving the national targets set for tackling climate change.



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Togramme of Strategy	carbon savings. The challenge is however, to meet this target in a sustainable fashion, showing that it can be achieved whilst also building a strong, sustainable economy and protecting the environment.	or strategy
Choosing Our Future, Scotland's Sustainable Development Strategy December 2005	 This Strategy outlines how the Scottish Government aims to realise their commitment to building a sustainable future for Scotland. The challenges for Scotland and the rest of the UK are: Sustainable consumption and production – "achieving more with" 	The Housing in the Countryside Policy must contribute to delivering the strategy
December 2003	 Sustainable consumption and production – <i>activeving mole with less</i>"; Climate change and energy – a significant change in how we generate and use energy & reducing greenhouse emissions; Natural resource protection and environmental enhancement – a better understanding of environmental limits & improving the quality of the environment; and Sustainable communities – creating communities which exemplify the principles of sustainable development locally. Scotland's priorities for action will be: Enhancing the well-being of Scotland's people; Supporting thriving communities; Reducing Scotland's global environmental impact; and Protecting the nation's natural heritage and resources. Choosing Our Future establishes a vision for Scotland based on achieving a strong economy whilst maintaining our rich natural resources and sustaining thriving communities. 	
SEPA Policy & Position Statement on the Culverting of Watercourses (Policy 26)	 The statement provides SEPAs position on the culverting of watercourses. Culverts are identified as having a range of harmful local and system-wide impacts on the environment and piecemeal losses of small watercourses can create wider cumulative impacts on the water environment. The aim of the position statement is to: Protect existing local open water habitat in Scotland 	The Housing in the Countryside Policy should take into account SEPA's position on the culverting of watercourses when identifying the criteria for new housing in the countyrside.
	 Protect valuable open water habitats from piecemeal cumulative loss Protect the physical character, habitat, transport of sediment, free passage 	



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	 of fauna, establishment of other ecology, access to light, and chemical quality in small and urban watercourses from the harmful effects of culverting Protect open water habitat for local amenity value Protect the potential of previously modified waters to be restored or enhanced in the future 	
SEPA Policy & Supporting Guidance on Provision of Waste Water Drainage in Settlements (Policy 55)	Ensure that room is made for rivers in all new development This document provides the policy principles and guidance to which SEPA will operate when it is consulted on a development proposal. It sets out how SEPA will approach discussions with developers, local authorities and Scottish Water to ensure whenever possible eventual connection to the public sewerage system and to support sustainable development of communities.	The Housing in the Countryside Policy should take into account SEPA's position on the provision of waste water drainage in settlements when establishing the criteria for new housing in the countryside.
SEPA Groundwater Protection Policy for Scotland (Policy 19)	 Groundwater is an invaluable resource which must be managed in a sustainable way to maintain and enhance its contribution to social, economic and environmental welfare. However, it is a resource which can be damaged, sometimes irreversibly, by pollution and over-abstraction. European and national legislation require that pollution must be prevented and that the groundwater resource is managed in a sustainable way. The policy aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater and providing a common SEPA framework to: Protect groundwater quality by minimising the risks posed by point and diffuse sources of 	The Housing in the Countryside Policy must take into account SEPA's policy of the protection of groundwater when establishing criteria for new housing in the countryside.
	 pollution Maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity 	
National Planning Framework, 2004 & Monitoring Report 2006	Guiding the spatial development of Scotland to 2025 Key Aims: - to increase economic growth and competitiveness - to promote social and environmental justice and	The key aims of the National Planning Framework should be translated through the Housing in the Countryside Policy into a Perth & Kinross context. These key aims should have a positive influence on the results of the SEA and the overall Housing in the Countryside Policy.



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	- to promote sustainable development and protect and enhance the quality of natural and built environments	
	Monitoring Report Key issues to tackle:	
	 to highlight long-term transport options and promote more sustainable patterns of transport use to invest in water and drainage infrastructure to support development to realise the potential of Scotland's renewable energy resources; and to provide the facilities to meet waste recycling targets 	
Scottish Planning Policy (Oct 2008)	 The SPP is a statement of Scottish Government policy on land use planning. Development plans are to be forward-looking, visionary and ambitious that will guide development and provide guidance to potential investors in Scotland's future. Plans should seek to lead and guide change. The statutory requirement to keep plans up to date should ensure they reflect and respond to emerging pressures and issues. The following broad principles should underpin the modernised planning system introduced through the Planning etc (Scotland) Act 2006: a genuinely plan-led system the primary responsibility for the operation of the system is with local authorities and the national park authorities confidence in the system needs to be reinforced through efficiency and transparency the constraints and requirements imposed should be necessary and proportionate the need for early engagement a clear focus on quality of outcomes 	The Housing in the Countryside Policy must accord with national planning policy.



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	Development plans should guide the future use of land and indicate where development should and should not happen. There is a statutory duty on development plans to contribute to sustainable development. Development plans should be clear as to the scale of anticipated change and demonstrate the underlying reasons for the preferred location.	
SPP2: Economic Development	 Planning policy should support Scotland's economic competitiveness and respond positively to market requirements and other aspirations for the economy, where it is consistent with other national and local policies, in particular the promotion of social justice and sustainable development. Planning can contribute to economic development through: providing a range of development opportunities – to ensure that there is a range and choice of sites for new employment opportunities throughout Scotland; securing new development in sustainable locations – to improve integration between transport and locations for development; safeguarding and enhancing the environment – to make sure that new development contributes to a high standard of quality and design and that the natural and built heritage is protected; and promoting a dialogue between councils and business – to encourage a positive culture of engagement and better understanding of the priorities of the business community and the role of the planning system in enhancing economic competitiveness. 	Although the economical aspects/impacts of development are not the driving force behind the SEA process it is important to note that a healthy/positive socio-economic position throughout Perth and Kinross will simultaneously have a positive influence upon the SEA theme of population and human health, in so much as job creation which may in turn impact upon the populations future prospects, mental well-being and quality of life. In addition, locating new development opportunities in sustainable locations, plus the safeguarding and enhancing of the environment all contribute to a better living environment and quality of life.
SPP3: Planning for Homes	SPP3 sets out the Scottish Government's policy on how local authorities should make provision for new housing in development plans.	The Housing in the Countryside Policy must reflect national policy by:
Revised 2008	The key objectives of the SPP are to provide policy guidance on the:	 promoting development that supports the rural economy and local services promoting rural regeneration
	• identification of housing need and demand on a more consistent and robust basis through joint working between local authorities and	 promoting rural regeneration embodying the principles of sustainable development, and



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
Name of Plan, Programme or Strategy	 Strategy a range of partners the use of the planning system to facilitate the construction of well-designed, good quality housing in sustainable locations allocation of a generous supply of land to meet identified housing requirements across all tenures, including affordable housing, and related policy objectives mechanisms to help ensure that planned housing is built, including quick and efficient review of development plans to enable maintenance of a 5 year effective land supply, all of which supports the creation of high quality places, which support the development of sustainable communities <i>Identification of housing requirements</i> – the SPP sets out the new interrelated framework for the assessment of housing requirements which forms the evidence base for housing supply targets in local housing strategies and development plans. New Housing Need and Demand Assessment (HNDA) Guidance has been published to ensure greater consistency and a more robust approach to the assessment of housing requirements across all tenures. Local authorities are encouraged to use this guidance. Local authorities are encouraged to co-operate regionally and set up Housing Market Partnerships where functional housing market areas cross local authority wider strategic policy objectives will contribute to determining the appropriate scale and distribution of the housing requirement. This should guide authorities to allocate more than enough land. This approach should provide sufficient flexibility to enable the continued delivery of new housing in response to unpredictable changes to the effective land supply over time. 	 How it impacts, or is impacted upon by this Plan Programme or Strategy enhancing the rural environment
	Strategic Development Plans (SDPs) should identify a specific housing requirement and a spatial strategy for the provision of new housing up to	



Name of Plan,	Related Legislation and main objectives of the Plan, Programme or	How it impacts, or is impacted upon by this Plan Programme
Programme or Strategy	Strategy	or Strategy
	year 12 beyond the predicated year of approval. SDPs should also provide a broad indication of the scale and location of housing land beyond year 12 up to year 20.	
	All local development plans should allocate land on a range of sites to meet the housing land requirement up to year 10 from the predicated date of adoption providing appropriate effective sites in the initial phase to accommodate the requirement for at least 5 years.	
	Local authorities should ensure that sufficient land is available to meet the housing requirement for each housing market area in full through local development plans. Irrespective of how housing market areas are defined, housing site must be allocated within the local development plan for individual council areas. Notwithstanding the need to meet housing requirements in full in the housing market area in which they arise, where there are serious local environmental or infrastructural constraints in a particular location which cannot be resolved to allow development within the life of the plan, planning authorities may consider whether a proportion of the housing requirement can or should be met in another housing market area within the local authority boundary. It is for planning authorities to consider the most appropriate planning solutions for their areas through a sustainable settlement strategy and this may involve directing development to particular location or level of growth may not necessarily reflect past trends.	
	<i>Delivery of housing</i> – once the scale of the housing land allocation is established through the development plan local authorities, developers, service providers and other partners in housing provision are expected to work together to ensure the necessary level of housing can be delivered.	
	 All planning authorities must draw up a long-term sustainable settlement strategy as part of the development plan to provide the context for new development based on the following key considerations: the efficient use of land and existing buildings, resources and 	



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	 infrastructure accessibility by a range of transport options to jobs and services for all sections of the community co-ordination of housing land provision with improvements in infrastructure, including transport and educational investment, and with other major proposals such as business or other economic development the protection and enhancement of landscapes; natural, built and cultural heritage; biodiversity; and the wider environment, including consideration of flood risk 	
SPP4: Planning for Minerals (2006)	 Minerals are vital to Scotland's economy, providing essential primary raw materials for industry. The Government supports a positive approach to minerals planning. This SPP recommends a systematic approach to planning for minerals that includes survey, monitoring, safeguarding, site selection, operation and site restoration. Development Plans For minerals, the key strategic aim is to provide policies and land allocations that do not prevent mineral working yet accommodate community and environmental interests. SEA of development plans should ensure that the environmental consequences of the development strategy are rigorously examined. When developing minerals policy, planning authorities should have regard to resource availability, the quality of the deposits and their suitability for working. This should lead to the identification in development plans of areas of search, with a reasoned justification for the safeguarding of such areas or particular sites and the criteria to be satisfied by minerals proposals. Safeguarding also applies to land allocated for development in development plans which is underlain by minerals and where prior extraction of the mineral would be beneficial. 	The Housing in the Countryside Policy must take account of the potential need to protect future mineral reserves.



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	previously identified areas of search. Cumulative Impacts Planning authorities should ensure that proposals for new development will not lead to a disproportionate burden of negative environmental impacts on settlements. This will be particularly important if there are already 2 or more operational, or consented sites that could raise similar impacts within 5km of any nearby community. The range of cumulative impacts is best addressed where EIA is required, or in information supporting planning applications. Cumulative impact can also affect landscape, natural heritage, the rural economy's diversification and regeneration, or occur as a result of successive operations over long periods of time.	
SPP6: Renewable Energy (2007)	The Scottish Ministers have set a target of generating 40% of Scotland's electricity from renewable sources by 2020 and confirmed that this target should not be regarded as a cap. This SPP sets out how the planning system should manage the process of encouraging, approving and implementing renewable energy proposals when preparing development plans and determining planning applications.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy should take account of the need to encourage the use of such renewable energy technology in accordance with government advice and guidance.
	SPP Principles The intention is to regularly review the position on renewable energy, but in the first instance to focus on facilitating early progress towards national targets in an environmentally acceptable way whilst at the same time recognising that new distribution and transmission networks need to be developed to harness Scotland's renewable potential.	
	 The Scottish Ministers expect planning authorities to make a positive provision for renewable energy developments by: supporting a diverse range of renewable energy technologies including encouraging the development of emerging and new technologies; recognising the importance of fully engaging with local communities and other stakeholders at all stage of the planning process; guiding development to appropriate locations and providing clarity 	



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Programme or Strategy	Strategy on the issues that will be taken into account when assessing specific proposals; and maximising environmental, economic and social benefits; while at the same time: meeting international and national statutory obligations to protect designated areas, species and habitats and protecting the historic environment from inappropriate forms of development; and ensuring impacts on local communities and other interests are satisfactorily addressed. Such interests will vary from technology to technology. Development Planning In updating development plan policies, authorities should reflect the policies of this SPP. Policies in all cases should: support the Scottish Ministers' commitment to renewable energy and provide positively for its development; identify broad areas of search where projects for wind farms above 20megawatts will be supported subject to specific proposals satisfactorily addressing all other material considerations; indicate areas that will be given significant protection from wind farms over 20megawatts because of the existence of national and international natural heritage or green belt designations or where development would result in unacceptable cumulative impacts; guide developers on the broad criteria to be considered for all renewable energy development proposals, including any additional criteria that will apply to areas where identifiable constraints exist; include policies which support wider application of medium and smaller scale renewable technologies, such as decentralised energy supply systems, community, household and microgeneration projects; an	or Strategy



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	required to balance these with wider economic and social factors in drawing up development plans. When doing so, the likely environmental effects of any new grid infrastructure required to accommodate renewable energy developments should be taken into account as far as possible as part of the SEA process, so that appropriate spatial or criteria based policies can be developed to take account of the overall effects of implementing the plan.	
	Peat The reduction of carbon emissions is a key objective of renewables energy policy. In some instances soil disturbance may lead to the release of carbon stored in soils, which could potentially contribute to greenhouse gas emissions. This is particularly relevant to soils rich in carbon, like peat. Developments should therefore be designed to minimise soil disturbance when building and maintaining roads and tracks, turbine bases and other infrastructure to ensure that the carbon balance savings of the scheme are maximised.	
	Cumulative Impacts Planning authorities should ensure, where relevant, that applicants adequately address the cumulative impact that their proposal would have on the area. Development plans should identify those areas where there are existing wind farm developments and set out the critical factors which are likely to present an eventual limit to development. Consideration may need to be given to whether, in some cases, such limits have already been reached, planning authorities should use spatial policies to identify the extent of those areas which will be given significant protection from further development.	
	Elsewhere development plan policies should recognise that the existence of constraints should not, in themselves, lead to blanket restrictions on development. Where constraints exist, policies should ensure that individual proposals are still assessed within the context of a "plan-led" approach so that understanding of the extent of constraint and the factors that must be satisfactorily addressed to enable development to take place. This criteria should be consistent with other development plan policies and supported,	



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Trogramme or outdrogy	where appropriate by spatial policies identifying the area to which the criteria applies. This approach should be used for example in the following circumstances: historic environment; areas designated for their regional and local natural heritage value; tourism and recreational interests; communities; buffer zones; aviation and defence interests; broadcasting installations; outwith protected and potentially constrained areas; and, other natural heritage interests.	
SPP7: Planning and Flooding (2004)	Flooding damages property and lives. Many parts of Scotland have developments at risk of flooding from watercourses, the sea, groundwater and inadequate drainage. Climate change is predicted to worsen the situation. The Scottish Government expects developers and planning authorities to exercise caution in decision making whenever flooding is an issue. New development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy should take into account the need to prevent risk from flooding.
	Implementation The potential of land to flood should be considered during the preparation and review of every development plan in accordance with this SPP. Those areas which are 'medium to high' risk for watercourse or coastal flooding, and areas where flooding from other causes is an issue must be identified early in the plan preparation process. Planning authorities should still allocate enough land for development, particularly to meet the housing land requirement for each housing market area in full.	
	Few if any local plan areas will be completely free from the threat of flooding. Flood plains, other land alongside watercourses, land with drainage constraints or otherwise poorly drained, and low lying coastal land should be assumed to be at risk. The consideration should take into account any areas identified in the Structure Plan, SEPA's indicative flood risk maps, records of previous floods, other sources and advice from consultees.	
	The structure plan settlement strategy must take account of the potential risks from flooding. For coastal and watercourse flooding the proposals and policies should be based on the Risk Framework and SEPA's flood maps.	



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	Where exceptionally the strategy in a submitted plans can only be developed if flood prevention measures are implemented the Scottish Ministers will expect a very thorough justification, including an examination of the alternatives.	
	Structure plans also have contributions to make towards achieving the wider objectives of flood management and the water environment. These can include safeguarding from development the major areas and storage capacity of the functional flood plain.	
SPP10: Planning for Waste Management (2007)	The SPP will ensure that planning authorities provide for new waste management installations in their development plans and assist in their role in helping to further the National Waste Plan's objectives in relation to sustainable waste management.	The Housing in the Countryside Policy must take account of the potential need to protect future landfill sites.
	Planning authorities should make long term provision in development plans for the safeguarding of potential landfill sites, focusing on opportunities for restoration of brownfield, contaminated or despoiled land.	
SPP11: Open Space and Physical Activity 2007	Open space and other opportunities for passive and active recreation and sport are a vital part of Scotland's urban and rural communities. Scottish Ministers are committed to protecting existing open space resources and ensuring that the future needs of communities are planned for. The key objectives of the SPP are:	The Housing in the Countryside Policy should take into account the need to protect existing and future open spaces.
	 to protect and enhance open space to ensure a strategic approach to open space and other opportunities for sport and recreation by requiring local authorities to undertake an open space audit and prepare an open space strategy for their area 	
	 to protect and support opportunities for sport and recreation to provide guidance on the quality and accessibility of open space in new developments and on providing for its long-term maintenance and management to provide guidance on planning for development of new indoor and autdoor facilities for enot and recreation 	
NPPG14: Natural Heritage (2002)	outdoor facilities for sport and recreation Provides guidance on the Government's policies for nature conservation and enhancement of the country's natural heritage which incorporates Scotland's	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must seek to conserve,



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	plants and animals, its landform and geology, and its natural beauty and amenity. The objective of the Scottish Government is to conserve and safeguard the	safeguard and enhance the country's natural heritage which incorporates Scotland's plants and animals, its landform and geology, and its natural beauty and amenity.
	 The objective of the Scottish Government is to conserve and safeguard the country's natural heritage through sustainable development, and where possible enhance: the overall populations and natural ranges of native species and the quality and range of wildlife habitats and ecosystems; geographical and physiographical features; the natural beauty and amenity of the countryside and the natural heritage interest of urban areas; and opportunities for enjoying and learning about the natural environment. 	
	The environmental benefits of economic and social investments should be maximised, and new development has the potential to offer important possibilities to restore and enhance natural heritage through land rehabilitation, landscaping and the creation of new or improved habitats.	
	 Structure plans should includes policies for the protection and where appropriate enhancement of areas designated as being of national or international importance for natural heritage; include policies for protecting and enhancing the character of landscapes of regional importance, including any areas of importance for their wild land character ; include polices for the protection and where appropriate enhancement of any sites identified as being or regional importance for nature conservation; provide for the conservation of biodiversity and the protection and enhancement of the natural heritage outwith designated areas; and identify appropriate strategic opportunities for promoting enjoyment and understanding of the natural heritage. 	
	Planning authorities should take full account of the implications for natural	



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	heritage in considering possible locations for new strategic development. They should also seek to identify strategic opportunities for enhancing the natural heritage and deriving social and economic benefits from it.	
SPP14 Natural Heritage SEA Scoping Report June 2007	A scoping report for the proposed SPP14 has been published. This advises that SPP14 will replace NPPG14 and will set out the land use planning interpretation and application of national policy on Scotland's natural heritage. It is intended that the SPP will reflect the breadth of natural heritage interests to include nature conservation, landscape, biodiversity and components thereof, such as flora, fauna, landforms, geology, natural beauty and amenity. The SPP will summarise the main statutory obligations in relation to natural heritage conservation, and will explain how natural heritage objectives should be reflected in development plans. The SPP will also confirm the need for planning to safeguard sites of national and international importance and to give appropriate consideration to local and non statutory designations. It is expected that the SPP will address the combination and interrelationships of landform, habitat, wildlife and landscape, will give due weight to consideration of natural heritage matters outwith specific designations, and will consider education and enjoyment of natural heritage.	The Housing in the Countryside Policy will be required to take account of the emerging new SPP14.
	 The SPP will: set out national planning policy in relation to Scotland's natural heritage; summarise the main statutory obligations for the conservation of natural heritage; describe the role of the planning system in safeguarding and enhancing natural heritage interests in sites of national and international importance, local and non-statutory designations and beyond the confines of designated areas; and explain how natural heritage objectives should be reflected in development plans and considered when determining planning applications. 	
SPP15: Planning for Rural Development	The Planning Vision is for a countryside that has the ability to absorb more people who are happy to both live and work there, in order to maintain existing communities' viability and revitalise places which have experienced	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy should take into account the encouragement given in SPP15 to development in rural



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(February 2005)	years of decline. The objectives of the SPP are to create a prosperous rural economy with a stable or increasing population which is more balanced in age structure and has reasonable access to good quality services. This SPP asserts that the Planning System has a role in assisting this by 'adopting a more welcoming stance to development in rural Scotland including the further refinement of the approach to diversification.' However, it is crucial that small settlements do not lose their identity through expansion, and that the Scottish countryside does not become suburbanised or the high quality of its environment is not eroded.	areas.
	New Development: Most new development will continue to be in, or adjacent to existing settlements in the more accessible and densely populated rural areas. The natural and historic environment also has to be protected. However, if the national vision is to be realised planning policies will have to enable development in some areas which have not been considered to be suitable for development in the past. This SPP advocates that more opportunities appropriate in scale, type and location should be identified by planning authorities. In the more heavily populated areas there is potential to accommodate some small-scale housing development, and businesses may be able to diversify further into new activities.	
	In less populated areas the Scottish Government through this SPP stress that there should be greater scope for more innovative planning policies. The Scottish Ministers see considerable potential for encouraging diversification, distinctiveness and individuality. Small towns should be self- sufficient and able to maintain their function in the local economy. They have a key role in providing services to the wider catchment population.	
	Housing: This SPP advances policy in respect of small scale rural housing developments including clusters and groups in close proximity to houses, and holiday homes. The overall message is that there is considerable scope for allowing more housing developments of this nature and that this should be expressed in development plans.	



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	Rural Accessibility: Development plans should be more realistic about the availability, or likely availability of alternatives to access by car, as not all rural development locations are able to be served by public transport. Planning authorities could allow development where the impact of vehicle movements on would not be significant on the local road network. Developer contributions to meet access requirements can reasonably be sought to facilitate new development.	
	Environmental Quality: Scotland's natural and cultural heritage is a valuable national asset which will prove to be of increasing value in the years ahead. The protection and enhancement of these assets, including the need to further the interests of biodiversity, are important considerations. One of rural Scotland's special features is the extent to which environmental quality is high outwith protected areas as well as within them. Some parts of these valued environments can accommodate certain types of development, where it can be demonstrated that there will be no adverse environmental impact.	
	National planning policy and advice on the importance of fit and design of new development in the landscape needs more emphasis in development plans as it is very often the key to making development acceptable. Development plans must recognise where there is potential for a place to absorb change but they must also address constraints.	
	 SPP15 states that they key considerations for development planning are: acknowledging diversity; expressing a vision; and evidence based policies 	
SPP17: Planning for Transport (1999)	The Government's transport policies are aimed at realising a better integration with environmental aims and policies, land use planning at national, regional and local level and with other Government policies on education, health, economic growth and social equity and inclusion.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must take account of the capacity of the existing transport network, any proposed improvements to the network, and existing constraints.
	This SPP advocates an integrated approach to land use, economic development, transport and the environment, reflecting Government	



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	objectives to meet greenhouse gases and local air quality commitments and targets; strengthen the rural economy and way of life; maintain and enhance both the natural and built environment by inhibiting adverse environmental impacts, limiting environmental intrusion, and retaining, improving and enhancing biodiversity areas. Land use and integrated transport together should give support to sustainable economic development, serve the economy and communities, promote a real choice of transport mode, and ensure that the impact of development proposals does not compromise the safety and efficiency of transport networks.	
	Planning for transport in rural areas The policy aim is to have a prosperous rural economy, with a stable or increasing population where rural communities have reasonable access to good quality services. Major facilities will continue to be concentrated in the larger settlements. Most additional housing, employment, retail, leisure and other services should be located where there is access from an existing road or footpath to a rail station or bus route, and there is proximity to local services e.g. schools and shops ideally within walking distance of cycling distance.	
	Away from settlements, particularly in remoter localities, development plans should be realistic about the likely availability of public transport access. Rural development may be permitted on social and economic grounds where regular and frequent public transport cannot be justified and where the impact of vehicle movements on the local road network would not be significant. Developer contributions may be appropriate to meet access improvements, and community run transport services have an important role to play in remote rural and island communities and should be encouraged.	
SPP23: Planning and the Historic Environment December 2008	Planning authorities should ensure that development plans provide a land use framework for the protection, conservation and enhancement of the historic environment within which any development impacts can be properly assessed.	The Housing in the Countryside Policy is required to take account of SPP23 and in establishing criteria for allowing new housing in the countryside is required to protect and where appropriate enhance the historic environment.
SPP21 Green Belts	Greenbelt policy should be used as a long-term land use planning tool to provide clarity and certainty on where development will and will not take place. There should continue to be a strong presumption against	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy will be required to take into account the greenbelt around Perth.



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Trogramme of Strategy	inappropriate development in green belts.	or Strategy
	Appropriate Uses in Green Belts A strong presumption against inappropriate development in the green belt is	
	 an established part of green belt policy. Development plans will define the uses that are appropriate in individual green belts. These may include: Agricultural uses, including the re-use of historic agricultural buildings in keeping with their surroundings 	
PAN33 Development of Contaminated Land	The planning system has a key part to play in addressing the problem of historical contamination. In pursuing policies to re-use and redevelopment sites developers and planning authorities need to be aware of contamination issues and the role of the planning system in dealing with them. In preparing development plans planning authorities should encourage and promote the use of brownfield land including contaminated sites. Planning authorities should not be deterred from allocating contaminated land on the grounds that there will be high remediation costs as these may be more easily borne by a high value use such as housing.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy should encourage and promote the use of brownfield land including contaminated sites.
PAN 38 Housing Land	Planning authorities are required to formulate a long-term settlement strategy; set out robust policies and proposals for development and environmental conservation; keep these policies and proposals under review; and carry out an annual audit of housing land supply. In reviewing development plan housing policies, they should take account of successes and failures in the implementation of existing policies, and any new or changed circumstances.	Account should be taken of the guidance contained in PAN 38 in the preparation of the Housing in the Countryside Policy.
	Housing Market Areas provide an established basis for calculating the housing land requirement and SPP3 required that the housing land requirement for each housing market area should be met in full, in the context of a sustainable settlement strategy.	
PAN 51 Planning, Environmental Protection and Regulation	Planning authorities and environmental protection bodies have different powers and functions which can on occasion overlap. It is however a long established policy that the planning system should not be used to secure objectives that are more properly achieved under other legislation. However,	Account should be taken of the guidance contained in PAN 38 in the preparation of the Housing in the Countryside Policy.
	there are also cases where the planning system may be the most appropriate mechanism to provide environmental protection or improvement.	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
PAN 72 Housing in the Countryside	Local Plans During local plan preparation it is good practice to work with the environmental protection bodies so that the planning implications of the environmental protection regimes can be taken into account. Local plans may also need to refer to particular environmental protection regimes if they are likely to impose constraints or limitations on development or particular uses of land in a specific area. This may take the form of a policy or the identification of an area where consultation on specified types of planning application is required, for example with SEPA. In some areas the local plan may have to acknowledge that because certain capacity or environmental thresholds have been or are likely to be reached, further development is unlikely to be permitted unless it incorporates measure to address the environmental constraints. Situations of this nature have arisen in some trual areas where the cumulative effect of development has given rise to concern over future discharges to water courses, however, it can also be an issue in some urban areas. The advice in PAN 72 sets out key design principles which need to be taken into account: by applicants when planning a new development and by planning authorities, when preparing development plans and supporting guidance, and determining planning applications. The purpose is to create more opportunities for good quality housing which respects Scottish landscapes and building traditions. The advice should not, however, be seen as a constraint on architects and designers wishing to pursue innovative and carefully considered contemporary designs. Opportunities Some landscapes will probably have to accommodate considerable change in the coming years. This change needs to be planned and managed so that the effects are positive. Buildings in rural areas can often be seen over long distanc	The housing in the Countryside Policy must take into account the guidance set out in PAN 72.



Name of Plan,	Related Legislation and main objectives of the Plan, Programme or	How it impacts, or is impacted upon by this Plan Programme
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	the aim should be to develop high quality modern designs which maintain a sense of place and support local identity.	
	 Opportunities include: Conversion or rehabilitation – not only brings a building back to life but it may provide opportunities to sensitively conserve our built heritage, including buildings of merit which are not listed. The sympathetic restoration of buildings which are structurally sound, largely intact, safely accessible and linked to water and other services maintains the character and distinctiveness of places. New groups of houses – Housing related to existing groupings will usually be preferable to new isolated developments. The groupings should not be suburban. They should be small in size, and sympathetic in terms of orientation, topography, scale, proportion and materials to other buildings in the locality. They should take account of sustainable development criteria in location and infrastructure needs. Single houses – There will continue to be demand for single houses, often individually designed. But these have to be planned, with location carefully selected and design appropriate to locality. 	
	 <u>Policy Framework</u> The amount and location of housing that can be developed in rural areas is determined by a number of factors. These include: Context – Fit in the landscape. Identity – Design details which reflect the local character, as well as an increased awareness of energy efficiency linked to design standards. Connection – Proximity to services, e.g. schools, shops (ideally within walking distance), ease of access (from an existing road and foot path and to a rail station or bus route); drainage and sewerage capacity (from combined septic tanks to public systems). 	
	 Key messages Set the scale of change that is acceptable 	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
	 Establish a clear policy framework which promotes opportunities to create sustainable and affordable homes, and apply it consistently; Ensure that developments enhance local character; and make a positive contribution. 	
Regional		
Land use Consultants (1999) SNH Review No.122: Tayside Landscape Character Assessment	This report is part of SNH's National Programme of Landscape Character Assessment and provides a detailed assessment of the Tayside region. Key features of Tayside Landscape:	The Housing in the Countryside Policy must take into account the location of those areas which are of natural heritage importance in order to ensure no adverse impact on these areas.
Assessment	 Nature Conservation – a rich variety of landscapes exist which support a diverse range of flora and fauna, and provide a wealth of both geological and geomorphological interest. There are over 150 SSSIs and 4 National Nature Reserves in the Tayside area. Several of these are designated as Special Areas of Conservation. Trees and Woodlands – current mix of forests and woodlands has created a number of areas of scenic value. The trees and woodlands have important cultural associations also. Built Heritage - an important relationship exists between buildings and their surrounding landscapes in terms of local landscape character value. 	
Tayside Biodiversity Action Plan (2002)	The Action Plan identifies a list of species and habitats of local priority in the Tayside area and outlines their current status; factors affecting them; action in terms of legal status and management, research and guidance; the conservation direction and local implementation.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy should seek to maintain and enhance local biodiversity.
Tayside Area Waste Plan	The Tayside Area Waste Plan establishes a framework for improved waste management practices across the three local authority areas of Angus, Dundee City and Perth & Kinross.	The Housing in the Countryside Polciy should have regard to the aims of the Tayside Area Waste Plan
	The key aim of the area waste plan (AWP) is to: 'Contribute to the sustainable development of the Tayside Area by developing waste management systems that will control waste generation, reduce the environmental impacts of waste production, improve resource efficiency, stimulate investment and maximise the economic opportunities arising from	



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	waste'.	
TACTRAN Regional Transport Strategy (approved June 2008)	Tayside and Central Scotland Transport Partnership (TACTRAN) includes the local authority areas of Angus, Dundee City, Perth & Kinross and Stirling. The Transport (Scotland) Act 2005 requires all Regional Transport Partnerships to prepare a Regional Transport Strategy (RTS), setting out a vision and programme for improving the Region's transport infrastructure, services and other facilities, over the 15 years to 2021.	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy must take account of the capacity of the existing transport network, any proposed improvements to the network, and existing constraints.
	TACTRAN's Vision is for a transport system, shaped by engagement with its citizens, which helps deliver prosperity and connects communities across the region and beyond, which is socially inclusive and environmentally sustainable and which promotes the health and well-being of all.	
	 TACTRAN's Strategy seeks to fulfil this Vision through a balanced and integrated package of interventions which support their 3 key themes of: delivering economic prosperity; connecting communities and being socially inclusive; and delivering environmental sustainability, health and well-being. 	
	TACTRAN RTS Objectives In support of this Vision, TACTRAN have defined a series of objectives for the Transport Strategy. These have been defined in terms of a set of overarching objectives, each supported by a set of more specific sub- objectives. The overarching objectives are:	
	• Economy: To ensure transport helps to deliver regional prosperity.	
	 Accessibility, Equity and Social Inclusion: To improve accessibility for all, particularly for those suffering from social exclusion. 	
	 The Environment: To ensure that the transport system contributes to safeguarding the environment and promotes opportunities for improvement. 	



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	 Health and Well-Being: To promote the health and well-being of communities. 	
	 Safety & Security: To improve the real and perceived safety and security of the transport network. 	
	 Integration: To improve integration, both within transport and between transport and other policy areas 	
Local		
PKC Corporate Plan Securing the Future 2007-2010	The Council's vision is of a confident and ambitious Perth and Kinross with a strong identity and clear outcomes that everyone works together to achieve. Our area will be vibrant and successful; a safe, secure and healthy environment; and a place where people and communities are nurtured and supported.	The Housing in the Countryside Policy must adhere to the aims and objectives set out within the Council's Corporate Plan with a view to achieving the overall vision.
	 This vision can be broken down into three corporate aims: Building a vibrant and successful area Providing a safe, secure and healthy environment Ensuring individuals and communities are nurtured and supported 	
	To deliver on this vision and aims the Council has identified five objectives for the area, local communities and citizens between 2007 and 2010.	
	Objectives: 1. A safe, secure and welcoming environment 2. Healthy, caring communities 3. A prosperous, sustainable and inclusive economy 4. Educated, responsible and informed citizens 5. Confident, active and inclusive communities	
PKC Working Together for Perth & Kinross – The Community Plan 2006- 2020	The purpose of the Community Plan is to provide a strategic direction for Perth and Kinross over the longer term, setting out what the people of Perth & Kinross want for their area, communities and individual people, and how the Council in conjunction with the Community Planning Partners are going to make this happen.	The Housing in the Countryside Policy should have regard to the aims of the Community Plan.



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 A series of key drivers were taken into account in the preparation of the Community Plan, alongside the strategic context of demographic and economic change in Perth and Kinross. Public Service Reform; New partnership arrangements e.g. Community Justice Authorities, Community Health Partnerships and Regional Transport Partnerships; Scotland's Sustainable Development Strategy; Scotland's Climate Change Programme; and Closing the Opportunity Gap (national initiative to close the gap between the most affluent and disadvantaged in our communities). 	
This document sets out an interim vision and strategic framework for Perth and Kinross' environment. The strategy has been developed, and the actions within it will be delivered by a partnership of public, private and voluntary stakeholders. Four key priorities for practical action were identified: biodiversity, waste, energy, and sustainable construction. These are all linked to delivering aspects of the national sustainable development priorities, progress on which will be monitored and reviewed regularly to enable efficient allocation of resources and refocusing of future efforts on remaining or newly emerging priorities. The Environment Partnership has developed an interim vision for the local environment which is centred around making progress on the 4 initial priorities stated above. The interim vision is of a Dorth and Kinross where	The Housing in the Countryside Policy should have regard to the priorities for action identified within the strategy and action plan with a view to helping the Council achieve the interim vision.
	Strategy A series of key drivers were taken into account in the preparation of the Community Plan, alongside the strategic context of demographic and economic change in Perth and Kinross. Public Service Reform; New partnership arrangements e.g. Community Justice Authorities, Community Health Partnerships and Regional Transport Partnerships; Scotland's Sustainable Development Strategy; Scotland's Climate Change Programme; and Closing the Opportunity Gap (national initiative to close the gap between the most affluent and disadvantaged in our communities). The aims of the Plan are for a vibrant and successful area; safe, healthy and inclusive communities; and nurtured and supported people. The underpinning principles of the Plan are for equality, community engagement and sustainability. This document sets out an interim vision and strategic framework for Perth and Kinross' environment. The strategy has been developed, and the actions within it will be delivered by a partnership of public, private and voluntary stakeholders. Four key priorities for practical action were identified: biodiversity, waste, energy, and sustainable construction. These are all linked to delivering aspects of the national sustainable development priorities, progress on which will be monitored and reviewed regularly to enable efficient allocation of resources and refocusing of future efforts on remaining or newly emerging priorities. The Environment Partnership has developed an interim vision for the local



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	waste is not only minimised but also utilised as a valuable resource; where overall energy consumption and carbon dioxide emissions are reduced, and where all new buildings follow sustainable construction principles.	
	 The Environment Partnership will work towards achieving this through: Seeking to ensure that the value of the environment is recognised; is managed for people's needs and that its management is cost effective Seeking to maximise opportunities and lead by example, both individually and collectively, to continually improve the environment 	
	 Sharing best practice, and resources where possible, as well as seeking to influence others by demonstrating and promoting environmentally responsible behaviour 	
	 Endeavouring to retain a strategic overview of legislative and policy developments through remaining aware of relevant local, national and international environmental priorities, and through monitoring and reviewing local environmental issues and progress 	
PKC Economic Development Strategy & Joint Action Plan 2006-2010	The Perth and Kinross area benefits from an "open economy" which derives great strength from its central location. Its constituent parts have strong economic links in all directions, to Dundee, Stirling, Inverness, Edinburgh and the Central belt, providing many opportunities for business seeking markets and individuals seeking employment.	Inestablishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy should consider the wider council aims for the economic future of Perthshire.
	The Council's vision is to create and maintain a dynamic and competitive economy with world-wide links. To grow our employment base, provide opportunities for quality employment and a high quality of life for all the people of Perth and Kinross. To create economic growth which is socially inclusive, environmentally sustainable, and focuses on both Perth City and our rural hinterland.	
	 The Council wants to create a community with: Many forward looking organisations and businesses committed to innovation and sustainable growth. A culture of learning, enterprise and quality. 	



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	 Reducing the need to travel and promoting alternatives to the use of the private car. Ensuring that land uses are well related to each other. 	



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	 Ensuring that policies across different themes are coordinated. 	
	 Ensuring that development promotes greater energy efficiency. 	
	 Meeting needs and aspirations for housing, employment and access to facilities. 	
	 Protecting the viability of existing town centres and promoting them as key locations for development. 	
	 Protecting the environment and reducing pollution. 	
	<u>Housing</u> – New housing is a key consequence of, and contributor to, physical, economic and social development throughout Perth and Kinross. The Structure Plan allocates housing across the Plan area in order to meet needs while promoting a sustainable pattern of development. This can be achieved by reinforcing the existing settlement pattern, supporting the key economic role of the Perth area, developing the main service centres and supporting rural communities.	
	There is currently a good supply of housing sites throughout Perth and Kinross over the early years of the Structure Plan although in the longer term further allocations will have to be made. The Plan therefore identifies the need or demand for some 5000 additional houses over and above the effective supply. There are sites identified in Local Plans for some 3400 houses which are currently non-effective, but which can reasonably be expected to come forward during the Plan period. However, it is likely that over 20 years unforeseen circumstances may affect the need for housing land. Local Plans should be flexible enough to accommodate changes through statutory planning process to ensure that the supply and choice is maintained and, if necessary, augmented by suitable new sites.	
	<u>Vital and Viable Town Centres</u> – Perth City Centre provides an economic and social focus for the whole of Perth and Kinross, as well as being an important visitor destination. The town centres of Aberfeldy, Auchterarder, Blairgowrie, Crieff, Kinross and Pitlochry have important roles in the rural	



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	areas they serve and offer a range, quality and convenience of services and activities that are attractive to the local population and visitors and also to investors. Sustaining their vitality and viability depends on the continuing investment in new schemes and refurbishments. This approach will also contribute to improving social inclusion by encouraging the concentration of facilities at transport nodes and thereby maximising access for those without cars.	
	Improving the Built Environment – Perth and Kinross has a long and rich history of human habitation. The area's built heritage contributes greatly to the character of Perth and Kinross and provides a sense of place and an important cultural link with the past. The educational, tourist, recreational and ultimately the social and economic value of this heritage contributes to the quality of life in Perth and Kinross, and provides the context for new development in the towns and villages of the area. As the focus of development is on the towns and villages it is important to ensure that new building, and work to the existing fabric, respects both the character and heritage of the built environment.	
	<u>Greenspace and Open Space</u> – 'Greenspace' or parkland is important in creating a distinctive character and a sense of place within settlements, therefore it is important that sports fields, parks and less formal public and private open areas are protected from encroachment and development. Open space associated with schools and other public buildings also provides an important public amenity.	
	<u>Improving Access to Leisure and Community Services</u> – The distribution of and accessibility to a range of leisure and community facilities and services makes an important contribution to the quality of life in Perth and Kinross. The Structure Plan seeks to reinforce this important relationship and confirms the importance of community support services in both urban and rural areas. Access to countryside, rivers, lochs and the historic towns and villages of Perth and Kinross for recreation is important for local communities, as well as vital for tourism. Provision will be augmented	



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	though new development and the Council will also seek to safeguard existing, planned or opportunities for access provision from development. Opportunities for enhancing access through development will be pursued where they arise.	
	Providing for Job Opportunities – Further business and industrial development land will be allocated in Local Plans to ensure that there is sufficient to meet local needs.	
	Strengthening the Rural Economy through Diversification and Innovation, Agriculture and Forestry – Economic activity in rural areas is a necessity and there is a tension between the need to exploit the natural resources of Perth and Kinross and protect the natural environment.	
	<u>Strengthening Retailing Provision</u> – The nature of retailing has changed dramatically in recent years, with consumers expecting a greater range of choice, a more comfortable shopping environment, and easy accessibility by private care. If the demand is not met in Perth and Kinross shoppers will simply go elsewhere.	
	<u>Tourism and Leisure</u> – It is estimated that tourism supports around 6373 jobs and 13% of all employment in Perth and Kinross, against the Scottish average of 8%. In addition to tourists and day visitors from other parts of Scotland, local people also represent a considerable market for the leisure and recreational facilities in Perth and Kinross. There has also been a growth in demand for active pursuits e.g. walking, climbing, cycling, golfing, which creates demand for additional facilities. It is considered that there are environmentally friendly opportunities available in tourism, but green tourism has to be about more marketing and new or improved facilities and accommodation should demonstrate a sustainable approach to the provision of tourist facilities.	
	Strategic Transport Links – Perth and Kinross's central location in Scotland is both an economic strength and potential threat. Links to and from other	



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	centres need to be constantly improved in order to encourage economic growth. Therefore, it will be necessary to improve transport links to Perth and Kinross.	
	Promoting Access to Economic Opportunities – The Strategy of the Plan is to encourage more employment closer to where people live. However, proximity does not necessarily promote accessibility, and transport measures also have a role to play. An integrated approach to transport is promoted in this Plan to enhance access to employment areas. Different locations offer different levels of accessibility, and it would therefore be appropriate for Local Plans to identify locational criteria together with travel for different types of business in order to guide them to appropriate locations in relation to the existing or proposed transport infrastructure.	
	<u>Safeguarding Transportation Proposals</u> – In order to ensure that key transportation proposals can be developed in the future, Local Plans will be required to identify and protect the land required for prejudicial development.	
	<u>Natural Environment</u> – Biodiversity – It is essential to safeguard existing natural environmental assets from damaging development if we are to maintain them for future generations. It is important to bring about improvements in local biodiversity and environmental quality as a contribution towards the balancing of the global equation of environmental gains and losses. Perth and Kinross Council is committed to conserving and where possible enhancing biodiversity.	
	Landscape – The range of landscapes in Perth and Kinross are the outcome of the areas varied topography, its geological and geomorphological features, ecological wealth, and its long and unique history of settlement and management. As such proposed developments must not compromise the conservation objectives and overall integrity of National Scenic Areas unless there is a proven public interest where social or economic considerations outweigh the scenic quality and integrity of the area and development cannot be met in other less damaging locations. Local Plans will identify those areas of local importance and prepare policies to	



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	ensure their management, protection and enhancement. Environment and Resources Policy 7 of the Structure Plan requires the Council to work with the Loch Lomond and Trossachs Park Authority and the Cairngorms National Park Authority and other interested parties to implement the objective of the National Parks.	
	<u>Water Resource Management</u> – The EU Water Framework Directive requires the management of river catchment by SEPA in conjunction with others. Therefore, future development will need to take account of the provisions of the Directive once it has been implemented. At present one of the most crucial issues for the Structure Plan to address is flooding. Climate change is likely to have a significant impact over the lifetime of the Structure Plan on flooding and rising sea levels. Recent upward trends in rainfall and rising sea levels could have major implications for the future planning of the area. As a consequence the Council with work with others to ensure that each catchment is managed in the most sustainable way.	
	Careful choice of locations for new development proposals should assist in minimising, if not eliminating the risk to new and existing development from flooding and ensuring that the amount of public expenditure required to provide or maintain flood protection works is minimised. It is necessary to take full account of the likelihood of flooding and the potential consequences of climate change as Plans are reviewed.	
	<u>Soil Resources and Contaminated Land</u> – The soils of Perth and Kinross are an important and essentially non-renewable resource. Soil can be irreversibly lost by development, contamination or erosion. There is therefore a clear need to protect the best quality agricultural land from development and to ensure that the soils of Perth and Kinross are protected from contamination. Contamination of land can lead to the loss of that land as a resource for development, and importantly lead to further environmental degradation outwith the site. Therefore, contaminated land should be remediated to ensure it does not affect the potential for development or cause significant harm or pollution of controlled waters.	



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	<u>Renewable Energy</u> – In Perth and Kinross the renewable energy technologies that offer the greatest potential, at least in the short term, in addition to the existing large-scale hydro schemes, are wind energy, small- scale hydro and the use of forest residues. However, such development, especially large-scale, may have significant local impacts on the environment and therefore there is a need to examine the balance between the benefits and disadvantages of renewable energy development.	
	<u>Mineral Resources</u> – The proper management and conservation of resources is central to the Council's aim of achieving sustainable development and protecting the environment. In terms of minerals this has implications for ensuring a sufficient supply of minerals while at the same time avoiding the wasteful use of resources or the sterilisation of potentially valuable reserves. Important to ensure the minerals industry has a sufficient supply of reserves to meet established needs whilst ensuring that the cumulative impact of mineral working is minimised.	
	<u>Waste Management</u> – The strong dependence on landfill for waste in Perth and Kinross is not sustainable in the longer term as it involves the depletion of both renewable and finite natural resources. They represent an overall loss to society, the economy, and the environment. Perth and Kinross Council are committed to actively pursuing a policy of self-sufficiency for waste management within the Tayside Waste Plan Area. Local Plans will establish a policy framework and location criteria to control and direct the development of waste management facilities to ensure protection of key environmental assets and the quality of life for residents.	
Kinross Area Local Plan 2004	 <u>Purpose of the Plan</u> The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The prime functions of the Local Plan are: To set the land use framework for promoting development while safeguarding and improving the environment. To encourage economic, social and environmental regeneration. 	In establishing criteria for allowing new housing in the countryside the Housing in the Countryside Policy will need to have regard to the policies and overall objectives of the Kinross Area Local Plan



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
	 To indicate where there are opportunities or specific proposals for the development or change of use of land. To apply European, National and Regional policies. To show how the policies and proposals for change in land use and activities fit together to form a coherent whole. To provide a sound basis for development control. 	
	 The 2 key aims of the Local Plan can be summarised as: To seek to assist the ecological recovery of Loch Leven. To set the land use framework for promoting economic self sufficiency 	
	These key aims reflect the Council's commitment to the pursuit of sustainable development by delivering environmental, economic, and social services in a way which contributes to enhancing the quality of life for everyone in the community while protecting the environment both now and for future generations.	
	 The principal components of the Local Plan strategy are: Above all, seek to ensure that land use planning plays its part in the integrated approach to ensuring the ecological recovery of Loch Leven. To identify sufficient industrial and business land to provide local employment and thus increase self sufficiency in employment terms. To direct the majority of development to appropriate locations within or adjacent to the existing settlements in the Plan area particularly where walking, cycling and public transport may play a significant role in meeting the increased need to travel. 	
	 To identify sufficient housing land to provide the Structure Plan requirements To assist the provision of affordable housing To protect the existing shopping and commercial function of Kinross and Milnathort and also to protect rural shops. 	



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Programme or Strategy	Strategy	or Strategy
	 To encourage the tourist industry to improve the quality and range of facilities in a sustainable manner. To protect and enhance the landscape and natural heritage of the area. To improve recreation facilities in line with the needs of the projected population. To ensure that development does not take place on areas exposed to frequent or extensive flooding. To protect significant areas of prime agricultural land in the Plan area. 	
Highland Area Local Plan 2000	 Purpose of the Plan The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The prime functions of the Local Plan are: To set the land use framework for promoting development while safeguarding and improving the environment. To encourage economic, social and environmental regeneration. To indicate where there are opportunities or specific proposals for the development or change of use of land. To apply European, National and Regional policies. To show how the policies and proposals for change in land use and activities fit together to form a coherent whole. To provide a sound basis for development control. The 2 key aims of the Local Plan can be summarised as: To set the land use framework for promoting sustainable economic development. To maintain and enhance the quality of the Highland Perthshire's natural heritage and built environment. These key aims reflect the Council's commitment to the pursuit of sustainable development by delivering environmental, economic, and social services in a way which contributes to enhancing the quality of life for everyone in the community while protecting the environment both now and 	



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	 The principal components of the Local Plan strategy are: To direct most development to appropriate locations within or adjacent to the existing settlements in the Plan area where there are good transport links. To identify small scale development opportunities in most of the settlements in the Plan area and also to allow small scale housing in smaller rural communities. To identify housing land capable of providing the Structure Plan requirements. To meet the need for affordable housing in the Plan. To protect and enhance the landscape and natural and built heritage of the area. To identify sufficient industrial and business land to meet market requirements. To protect the existing shopping and commercial functions of towns and also rural shops. To protect the best quality agricultural land in the Plan area. To ensure that development does not take place on areas exposed 	
Eastern Area Local Plan	to frequent or extensive flooding. Purpose of the Plan	
1998	 The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The prime functions of the Local Plan are: To set the land use framework for promoting development while safeguarding and improving the environment. 	
	 To encourage economic, social and environmental regeneration. To indicate where there are opportunities or specific proposals for the development or change of use of land. To apply European, National and Regional policies. To show how the policies and proposals for change in land use and 	



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	activities fit together to form a coherent whole.To provide a sound basis for development control.	
	 Primary Objectives of the Local Plan The aim of the Local Plan is to provide a 'vision' for the area, based on a sustainable framework for the use of land, which reconciles conflicts between the demands for development and conservation. That vision is to set a framework which provides a context for economic development, by creating opportunities for job creation both in the business/industrial sector and the tourist industry and with a wide ranging series of policies and proposals to protect and enhance the environment of the area for residents and visitors alike. The primary objectives of the Plan are as follows: To seek to ensure, where possible, that development within the Plan area is carried out in a sustainable manner. To provide a choice of housing sites, both in terms of tenure and location, capable of meeting anticipated demand until 2006. To reinforce rural village community services by allowing for modest building development in a manner which is compatible with the scale and character of the established villages. To provide a choice of industrial sites in the principal settlements which would meet the needs of local and incoming business, with the aim of reducing the reliance on commuting to Dundee and Perth. 	
	 To provide a framework which encourages sustainable tourism. To maintain the position of Blairgowrie, Coupar Angus and Alyth as the principal centres of service and commercial activity within the Plan area. 	
	 To allocate housing and other land uses in ways which seek to minimise transport cost. To seek to ensure the viability of rural areas by setting a framework which encourages the retention of services in rural areas and maintains population levels. To seek to ensure that the environmental assets of the area are maintained and enhanced. 	



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	 environment identified by the Glasgow Universities "Quality of Life Study" of 1990. To provide for the responsible use of land with due regard to the need to retain and enhance the natural heritage and biodiversity resources of the area. 	
Strathearn Area Local Plan 2001	 Purpose of the Plan The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The prime functions of the Local Plan are: To set the land use framework for promoting development while safeguarding and improving the environment. To encourage economic, social and environmental regeneration. To indicate where there are opportunities or specific proposals for the development or change of use of land. To apply European, National and Regional policies. To show how the policies and proposals for change in land use and activities fit together to form a coherent whole. To provide a sound basis for development control. The Local Plan strategy aims to: Provide development opportunities in appropriate locations. Protect and enhance the quality and diversity of Strathearn's environment. The principal components of the Local Plan Strategy are: To realise significant opportunities for development within settlements along the A9 by identifying land at Auchterarder and Blackford for the long-term development of the settlements incorporating both housing and commercial developments. To provide for a range of development opportunities along the A 85 	
	 related to the scale and function of existing settlements by identifying further land or development at Crieff and Comrie in addition to existing sites. To provide small-scale development opportunities in most of the 	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
	 settlements in the Plan area including Aberuthven, St Fillans, Gilmerton, Gleneagles and Muthill. To protect the valuable landscape resources and the natural and built heritage within Strathearn by directing new development to land within or adjacent to existing settlements. To ensure the continued role of Crieff and Auchterarder as important local shopping and service centres by guiding investment to the town centres and promoting schemes to increase their attractiveness. 	
Perth Area Local Plan (including Housing Land Alteration) 2000	 Purpose of the Plan The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The most important functions of the Local Plan are: To stimulate, encourage and promote development where appropriate. To indicate land where there are opportunities for change. To indicate where there are specific proposals for the development or change of use of land. To apply National and Regional policies. To show how the policies and proposals for changes in land use and activities fit together to form a coherent whole. The primary objectives on which the Plan is based are as follows: To develop Perth City and its immediate hinterland as the prime focus for economic activity within Perth and Kinross District. To develop Perth City as the main centre for services to the whole District. To maintain and enhance the high quality of the living and working environment identified by the Glasgow Universities' Quality of Life Study of 1990. To apply principles of sustainable development and anticipate a future with increasing conservation of natural resources. To protect development opportunities which may materialise or be appropriate in the longer term. 	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
	 To provide reasonable choice of sites for residential, commercial or industrial development within identified sectors of their markets. To reinforce rural and village community services by allowing for modest building development in scale with the character of established villages. To facilitate social contacts within the whole area of the Plan through relating development sites to public transport. To facilitate easy access for everyone between home, workplace and the full range of community services with Perth City, ideally by walking, cycling or public transport. To protect historic village plans and architectural character. To devise an optimum plan for the period up to 1996 and up to 2006 for housing, but also to lay the basis for a longer term plan for the area. To prepare the Plan in a form which assists monitoring, review and alterations as circumstances change. 	
Loch Leven Catchment Management Plan	 The Plan's underlying principle is the reduction of the phosphorus load entering Loch Leven. Its ultimate goal is the long-term ecological recovery of the loch, through the sustainable management of the catchment's resources. The Plan focuses on the range of land and river management issues within the catchment, particularly those affecting water quality and riverside habitat, rather than focusing on the loch itself. The Plan is based on three strategies – Water Quality, River Management and Land Use. The Water Quality Strategy establishes the principle for phosphorus reduction and the framework for environmental and water quality improvements throughout the catchment. The River Management and Land Use Strategies identify a series of recommendations in order to deliver the required improvements, by highlighting best management practices for rivers, agriculture and forestry, and by offering guidance on planning-related issues. Implementation of the strategies by all influential parties will, in time, stem 	The Housing in the Countryside Policy should have regard to the aims and objectives of the Loch Leven Catchment Management Plan.
	eutrophication trends, bringing about a gradual improvement in the loch's water quality. However, the rate of improvement from year to year will be	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
	very dependent on weather conditions and the loch's flushing rate.	
	The aim of the project is to promote the sustainable management of the Loch Leven catchment area through the development, promotion and	
	implementation of an integrated Catchment Management Plan.	
	 Inorder to achieve this aim, the following objectives were defined: To identify appropriate targets for water quality and phosphorus loading for the Loch Leven catchment. 	
	 To identify mechanisms and initiate practical management which would enable those targets to be achieved. 	
	 To establish guidelines which will enable an integrated approach from statutory consultees to the local planning authority on development issues, and give clear guidance to potential developers. 	
	 To produce, and initiate implementation of, a river management strategy which would include the improvement of the habitat quality of the loch's feeder burns. 	
	 To produce and initiate implementation of, a practical land use strategy for the catchment. 	
	 To establish a framework for continued integrated catchment management. 	
	 To produce a Catchment Management Plan, documnenting the above information. 	
	To consult with other parties interested in the management of the Loch Leven catchment.	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
Air Quality Management Area (No.1) Order, 2006	All Local Authorities must review and assess air quality according to prescribed guidance. The Government has set targets for nine priority pollutants – benzene, 1, 3-butadiene, carbon monoxide, lead, nitrogen dioxide, ozone, fine particles (PM10), polycyclic aromatic hydrocarbons (PAHs) and sulphur dioxide. Perth and Kinross Council Air Quality Report 2005 comprised a Detailed Assessment of Air Quality in the Council area and a proposal for declaration of an Air Quality Management Area, as per Section 83(1) of the Environment Act 1995, for particles and nitrogen dioxide to cover Perth. Perth and Kinross Council have a duty to declare an Air Quality Management Area (AQMA), following the consultation process, because the targets for these two pollutants are predicted to be exceeded in areas where there is relevant public exposure. Perth and Kinross Council Air Quality Management Area (No1) Order 2006 came into effect on 5 May 2006 and will remain in force until it is varied or revoked by a subsequent order.	The impact of allowing new housing in the countryside on air quality will require to be considered.
Perth & Kinross Local Housing Strategy 2004-09	 The Strategy sets out a vision of housing in Perth and Kinross and an action plan for the period 2004-09 in working towards shaping the housing system to meet emerging needs and demands. The Strategy addresses the following themes: supply and balance of new affordable housing, eliminating homelessness, creating sustainable communities, independent living, equal opportunities, housing conditions, and affordable warmth. Objectives are set for each theme and in relation to the supply and balance of new affordable housing the objectives are: Increase the supply of affordable rented units by at least 670 units by 2009 Increase the supply of affordable housing for sale by a minimum of 130 units by 2009 These objectives are further detailed in the associated action plan. In terms of delivery, through the affordable housing policy the Council will 	The Housing in the Countryside Policy will need to take into account the need for affordable housing in different areas.
	seek to allocate land to meet the need for affordable housing in full.	



Name of Plan, Programme or Strategy	Related Legislation and main objectives of the Plan, Programme or Strategy	How it impacts, or is impacted upon by this Plan Programme or Strategy
Perth and Kinross Council Local Housing Needs Assessment (Aug 2003) DTZ Pieda Consulting	 This is a comprehensive housing needs assessment of the Perth and Kinross and Angus housing markets. The main objectives of the research were: to assess current demand and need across Perth and Kinross and in six housing market areas – Highland Perthshire, Eastern Perthshire, Strathearn, Kinross, Greater Perth and Greater Dundee towards Perth and Kinross to project levels of housing need to take account of future planning time-scales 	The Housing in the Countryside Policy will need to take into account the need for affordable housing in different areas.



Appendix 4: Baseline data sources

Title	Data format
Biodiversity, Flora & Fauna	
Special Areas of Conservation*	ESRI ArcGIS Shapefile
Special Protection Area*	ESRI ArcGIS Shapefile
Wetland sites of international importance*	ESRI ArcGIS Shapefile
National Nature Reserve*	ESRI ArcGIS Shapefile
Blanket Bog*	ESRI ArcGIS Shapefile
Lowland Raised Bog*	ESRI ArcGIS Shapefile
Sites of Special Scientific Interest (SSSI)*	ESRI ArcGIS Shapefile
Tayside LBAP priorities & targets	Written report
Habitat networks & wildlife corridors	GIS
Population & Human Health	
Parks and Other Open Space – information on the location and size of parks, green corridors, amenity greenspace and other forms of open space*	ESRI ArcGIS Shapefile
PKC Open Space Strategy & Audit	Written report & GIS
Index of Multiple Deprivation in Scotland: including data on health, income, education, employment and housing deprivation	GIS
PKC Education & Children's Service data on school rolls and uptake	Written Data
PKC Housing Land Audit	Written & GIS
PKC Employment Land Audit	Written & GIS
PKC Structure Plan Report of Survey July 2002	Written Report
Crime Statistics	Written Data
PKC Waste collection statistics	Written Data
Soil	
Soils mapping (1:250,000)*	ESRI ArcGIS Shapefile
Land Capability for Forestry (1:250,000)*	ESRI ArcGIS Shapefile



Title	Data format
Land Capability for Agriculture (1:50,000)*	ESRI ArcGIS Shapefile
Forestry – areas of various types of tree cover*	ESRI ArcGIS Shapefile
MLUIRI Agricultural Land Classification	GIS
Scottish Vacant & Derelict Land Survey	GIS
PKC Contaminated Land information	GIS
Water	
SEPA RBMP Characterisation Map	GIS/ Written Report
Data/ Pressures and Impacts on Scotland's Water Environment Report	Mapped
Maps showing water dependent protected areas and nutrient sensitive areas	Written Data & GIS
Air quality & Noise	
"A' Roads Traffic Data – Average Annual Daily Traffic, the total volume of vehicular traffic in both directions of a road for a year divided by 365 days *	Excel Spreadsheet, converted to ESRI ArcGIS Shapefile
Nitrous oxide emissions*	ASCII text file
Carbon dioxide emissions*	ASCII text file
Air Quality strategy & action plan for Perth & Kinross	Written Report & Mapped
UKCIP02 Climate Change Scenarios	Written Report
PKC Environmental Health statistics for noise nuisance complaints	Written data
PKC Transport Strategy	Written Report/ GIS
TACTRAN Draft Regional Transport Strategy	Report/GIS
Climatic Factors	
O.S. Integrated Transport Network*	ESRI ArcGIS Shapefile
UKCIP02 Climate Change Scenarios	Written Report
SEPA flood risk map	GIS
Cultural Heritage	



Title	Data format
Scheduled Ancient Monuments*	ESRI ArcGIS Shapefile
Fields of Conflict*	ESRI ArcGIS Shapefile
Listed Buildings*	ESRI ArcGIS Shapefile
Historic Land-use Assessment*	ESRI ArcGIS Shapefile
Landscape	
Historic Gardens and Designed Landscapes*	ESRI ArcGIS Shapefile
Ancient Woodland Inventory*	ESRI ArcGIS Shapefile
Semi-natural Ancient Woodland Inventory*	ESRI ArcGIS Shapefile
National Scenic Areas*	ESRI ArcGIS Shapefile
Landuse Data – information on land use activities*	ESRI ArcGIS Shapefile
Landscape Character Assessment*	ESRI ArcGIS Shapefile
O.S. MasterMap*	ESRI ArcGIS Shapefile
Landscape Character Areas	GIS
Landscape Designations: NSAs, SNH wild land data, SNH Natural heritage features	GIS
Material Assets	
PKC Dev. Management statistics for applications *	ESRI ArcGIS Shapefile
Tayside Area Waste Plan	Written Report
Scottish Water data – drainage, sewerage & water provision and current capacities	Written Data/ possibly GIS?
PKC Vacant & Derelict Land study	GIS
Scottish Water data on connections to public systems and % for private systems	Written Data

* indicates data source identified in the State of the Environment Report



Appendix 5: Protected Areas with Blanket Bog and Raised Bog features in Perth & Kinross

PA Code	PA Name	Desig	UNIT NAME	Broad Category	Reporting Category	SITE_FEATURE _ID	Feature Description	Condition	MANAGEMENT REVIEW	Visit date	NAME
			Tayside &					Favourable			Perth and
8202	Ben Lawers	SAC	Clacks	Upland habitat	Bogs (Upland)	13364	Blanket bog	Maintained	Y	01-SEP-04	Kinross
	Rannoch		West					Unfavourable			Perth and
1331	Moor	SSSI	Highland	Upland habitat	Bogs (Upland)	12216	Blanket bog	No change	Y	24-NOV-04	Kinross
8348	Rannoch Moor	SAC	West Highland	Upland habitat	Bogs (Upland)	13898	Blanket bog	Unfavourable No change	Y	24-NOV-04	Perth and Kinross
0010		0/10	riiginaria			10000	Diamerbog			21110101	
8243	Drumochter Hills	SAC	Tayside & Clacks	Upland habitat	Bogs (Upland)	13534	Blanket bog	Unfavourable No change	Y	19-FEB-04	Perth and Kinross
8450	Rannoch Moor	RAMSAR	Tayside & Clacks	Upland habitat	Page (Upland)	14240	Blanket bog	Unfavourable	Y	24-NOV-04	Perth and Kinross
8450	INIOOI	RAMSAR	Clacks		Bogs (Upland)	14240	Blanketbog	No change	ř	24-INO V-04	KINIOSS
8197	Beinn a' Ghlo	SAC	Tayside & Clacks	Upland habitat	Bogs (Upland)	13309	Blanket bog	Unfavourable No change	Y	19-AUG-04	Perth and Kinross
1622	Wether Hill	SSSI	Forth & Borders	Wetlands	Bogs (Wetland)	12944	Raised bog	Unfavourable Recovering	Y	03-SEP-02	Perth and Kinross
1022	wether min	5551	DUIGEIS	Wettanus	bogs (wettand)	12344	Traised boy	Recovering		03-3LF-02	NIII055
1149	Methven Moss	SSSI	Tayside & Clacks	Wetlands	Bogs (Wetland)	11822	Raised bog	Favourable Maintained	N	16-AUG-99	Perth and Kinross
	Forest of Alyth		Tayside &					Unfavourable			Perth and
649	Mires	SSSI	Clacks	Wetlands	Bogs (Wetland)	10808	Raised bog	Recovering	N	12-AUG-99	Kinross
398	Connachan Marsh	SSSI	Tayside & Clacks	Wetlands	Bogs (Wetland)	10250	Raised bog	Favourable Maintained	N	10-SEP-98	Perth and Kinross
	Carsebreck and Rhynd		Tayside &					Favourable			Perth and
336	Lochs	SSSI	Clacks	Wetlands	Bogs (Wetland)	10130	Raised bog	Maintained	N	27-AUG-99	Kinross

For more information on bogs refer to Lindsay, R and Immirzi, P, 1996, *An inventory of lowland raised bogs in Great Britai* n, Scottish Natural Heritage. and Scottish Natural Heritage, 2001, *Portfolio of Blanket Bog Data - Tayside and Clackmannanshire*, Scottish Natural Heritage Advisor to contact is : Andrew McBride 01738 458 640



Appendix 6: Comments on the Scoping Report

The scoping report has been revised to take into account the comment received from the consultation authorities and other interested parties. Some comments were excluded and the reasons for this are described in the table below. Many of the comments were either expressing agreement with the content of the scoping report, were of a general nature, or related to the Housing in the Countryside Policy review rather than the scoping report. These comments are noted but have not been recorded in the table below.

Comment from	Comment	Reason for excluding / further explanation
SNH	Suggest section on ancient and semi-natural woodland should to be moved under 'biodiversity'	Disagree – to allow consistency with the SoE report this section has been left under the historic environment section
		It is considered that this is covered in Objective 1 the objective has been amended to include specific reference to European Protected Sites
Portmoak Community Council	More emphasis is needed on the matter of Air Quality and Noise It is considered that the problems and issues in relation to air quality and noise and their relevance to the H in the Countryside Policy are adequately summarised on page 27 of the Scoping Report, and that the asse criteria on page 35 of the report will allow for all the travel requirements / patterns referred to by the Communication of the options.	
Spittalfield & District Community Council		



Appendix 7: Comments on the Environmental Report

The tables below provide a summary of the comments received from the Consultation Authorities and from other organisations and individuals on the draft Housing in the Countryside Policy, and summaries how comments have been taken into account in the Finalised Policy.

Consultati	on Authority comments	
Section	Comment	How comment has been taken into account in the Finalised SPA
Historic Sco	otland	
	Welcome that much of the comments provided on the Scoping Report on 28 October 2008 have been taken into account during the preparation of the Environmental Report. The Environmental Report is well presented and clearly considers the environmental implications of the policy. It provides a clear account of the steps undertaken during the environmental assessment process and presents these in a logical structure.	No change required
Non-tech summary	The non-technical summary is clear and welcome the summary tables which demonstrate the outcomes of the assessment.	No change required
Section 3	 Existing environmental problems & issues The list of problems and issues of relevance to the Housing in the countryside Policy in this section are noted and considered to be comprehensive 	No change required
Section 6	 Monitoring Note and welcome the list of potential indicators of effects in relation to the cultural heritage. It may have been beneficial to split up the first indicator to "Change in number of sites on the Building at Risk Register" and "Number of scheduled monuments affected by the policy". For clarification, while Historic Scotland can supply baseline data for the number of listed buildings, 	Amended as suggested Data sources amended
	scheduled monuments etc we are not presently able to supply baseline data for battlefields. Also, Historic Scotland does not have data on unscheduled archaeology. Your local archaeology service will be able to provide this.	
Appendix 1	 Environmental Baseline The figures contained within the baseline relating to listed buildings, scheduled monuments and gardens and designed landscapes are confirmed. 	No change required
Appendix 2	 Environmental Assessment of Alternatives Welcome the thorough assessment given to the strategic alternatives in this section and confirm that we are content with the scoring within these assessments 	No change required
Appendix 3	Relationship with other relevant plans, programmes and strategies	



Section	Comment	How comment has been taken into account in the Finalised SPA
	 Note the inclusion of SHEP's 1 and 2 in this section. Simply for information, the SHEP's are now to be produced as a single document. The consolidated SHEP also sees the publication of the final Ministerial policy on Listing and Listed Building Consent, which were consulted upon in 2007. Please note that SHEP supersedes the policy elements of Passed to the Future. 	Amended to remove reference to Passed to the Future
Scottish Env	vironmental Protection Agency (SEPA)	
	Environmental report provides a thorough assessment of the potential significant environmental effects of the Housing in the Countryside Policy review. Comments provided in the scoping response have been taken into account.	No change required
	Although some of the mitigation measures are identified in the detailed assessment matrices in order to ensure that they are implemented it is important that the measure required are clearly summarised and reference is made to the mechanisms of implementation. It would be helpful for the SEA Statement to include a clear summary of the mitigation measures proposed.	Summary of mitigation measures added
Non-tech summary	Provides a clear summary	No change required
Sections 1 & 2	 Introduction and Context Background information provided useful Welcome the inclusion of a summary of the comments provided at scoping stage and the reasons why these comments have been excluded from the Environmental Report. Satisfied that all the comments provided in scoping response have been considered in the preparation of the Environmental Report. 	No change required
Section 3	 Existing Environmental Problems All relevant aspects of the environmental baseline have been considered in relation to the SEA issues within SEPA's remit 	No change required
Section 4	Evolution of the Environment without the SPA – the main trends have been identified	No change required
Section 5 & Appendix 2	 Selection of Preferred Alternative SEPA welcomes the alternative scenarios considered in the assessment and is content with the approach Welcome the transparent approach to the assessment , supported by the use of objectives and assessment matrices with full commentary boxes explaining the likely effects and the link to mitigation measures. 	Mitigation measure



Section	Comment	How comment has been taken into account in the Finalised SPA
	 Generally agree with detailed assessment findings of Appendix 2 however, mitigation measures could also refer to the need for Drainage Impact Assessments and compliance with the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) as amended. Query the scoring of alternatives in relation to the objective "reduce the area's vulnerability to the effects of climate change, especially flooding". The justification given for all alternatives refers to "new development or redevelopment is unlikely to be permitted on flood plains". Development in the countryside, depending on its location could be at risk from flooding including the conversion or revuilding for residential use (e.g.mills) which could introduce a more flood sensitive use and therefore could potentially result in negative effects. However SEPA welcomes the general criteria in the policy that allows for relocation of individual houses already at flood risk and this may result in positive effects. The primary mitigation neasure in relation to flood risk is avoidance and SEPA welcomes the reference to ensure flood risk is addressed at planning application stage and to 	Scoring amended to acknowledge potentially negative effects. Mitigation measures amended/added as suggested.
	 flooding policies in the Local Plan as mitigation measures. Please note that consideration of flood risk at planning applications stage would also be a relevant mitigation measure for Alternative 2. An additional reference that would also be welcome for all Alternatives is the potential need for a Flood Risk Assessment for proposed new development that is itself at risk from flooding or that could potentially increase the risk of flooding elsewhere. In relation to the effects on the reduction of greenhouse gas emissions and encouraging energy efficiency/conservation/renewables, all Alternatives allow for potential re-use of existing buildings and recycling of materials but are also likely to generally result in an increase in traffic related emissions. 	Scoring amended to take account of comments
	SEPA accepts that Alternative 2 may not encourage forms of development that promote the use of renewable energy sources, resulting in less positive effects and Alternative 4 promotes development where access to public transport is good, resulting in more positive effects. However, SEPA considers that the effects for all Alternatives are unlikely to be significantly positive. DEPA welcomes	Section on Cumulative and synergistic effects amended in line with comments
	 reference to the Local Plan policies and sustainable development practices as mitigation measures. SEPA notes the consideration of secondary, cumulative and synergistic effects resulting from the Policy and the difficulties in undertaking the assessment of such effects. There is potential for cumulative effects on that water environment from the proliferation of housing development in rural non-sewered areas. Piecemeal development in areas at risk of flooding could also have a cumulative and synergistic effect on catchment flood risk in the Policy area. The measures envisaged for the prevention, reduction and offsetting of any significant environmental effects are described within the detailed assessment of Alternatives in Appendix 2. SEPA has 	Summary table of mitigation measures added to Report



Section	Comment	How comment has been taken into account in the Finalised SPA
	provided some additional suggestions for mitigation measures within its comments to the detailed assessment results. Although the mitigation measures are clearly identified in the detailed assessment matrices in order to ensure that they are implemented it is important that the measures required are clearly summarised and reference is made to the mechanisms of implementation, when they would be required and who will be required to implement them. The SEA Statement should therefore clearly identify the mitigation measures required for the Alternative chosen and how they will be taken forward as the Policy is implemented. Unless this is clearly identified there is a risk that the measures will not be adequately implemented and the adverse effects will be realised.	
Section 6	 Monitoring SEPA welcomes early consideration of monitoring requirements and the link between expected effects and monitoring indicators. An additional monitoring indicator that could be considered to monitoring the extent of floodplain affected by rural development includes the extent of relocation of rural housing already at risk. In relation to climatic factors it may also be of relevance to measure the percentage of new rural development using low carbon technology/renewable energy sources and energy efficiency/energy conservation measures. 	No change required
Scottish Nat	ural Heritage (SNH)	
Section 3	 Existing Environmental Problems and Issues Biodiversity, flora and fauna – We recommend an additional bullet point, making specific reference to European Protected Species (EPS), such as bats and otters. 	Bullet point added
Appendix 2	 Environmental Assessment of Alternatives Overall we are content with the assessment scoring for each of the four alternatives With regards Alternative 2 'Protecting natural and cultural heritage' and the proposed mitigation measures, we note that no reference is given in the mitigation column to the Policy and Siting and Design Guidance, and this should be included to avoid potential impacts. 	No change required Mitigation measures added
	 For all four alternatives, we suggest an additional mitigation measure: Awareness raising for developers, architects and planners regarding development/re-development proposals to avoid impacts and provide enhancement opportunities. 	Additional mitigation measure added
Section 6	 Monitoring The proposed monitoring arrangements for the plan are acceptable, but we would recommend a 	Timescale included



Section	Comment	How comment has been taken into account in the Finalised SPA
	timescale for evaluation of the monitoring measures is included	
Section 7	Appropriate Assessment 2 – The Habitats Directive and Regulations	
	 In section 2.1 it refers to the ECJ ruling against the UK for not having a clear requirement within domestic law for land use plans to be subject to appropriate assessment of their implications for European sites. Within the text it suggests that these requirements have been transposed into domestic law though regulations 48, 49 and 53 of the Habitats Regulations. However, within Scotland the Habitats Regulations were amended in 2007 to include specific provisions for the consideration of land use plans though regulations 85A-E. All other plans and projects should be considered in relation to regulation 48 of the Habitats Regulations. 	Section 2.1 amended to refer to Regulation 48
	 Section 2.3 states that there are no European sites outwith the Perth and Kinross (P&K) area that are likely to be affected by proposals within the P&K area. We would disagree with this comment, as the qualifying interests of a site which sits within several Local Authority boundaries (eg Firth of Tay & Eden Estuary SPA) may well be affected by proposals within P&K. 	Statement removed
	4 – Screening Process	
	 In section 4.1 it states that "a distinction was made between an effect on a site and a significant effect on a site". It is not clear what is meant by this, and whether the test of likely significant effect has been correctly applied. Under Regulation 48 of the Habitats Regulations, Perth & Kinross Council as competent authority, has a duty to: 	Statement removed
	 determine whether the proposal is directly connected with or necessary to site management for conservation; and, if not, determine whether the proposal is likely to have a significant effect on the site either individually or in combination with other plans or projects; and, if so, then make an appropriate assessment of the implications (of the proposal) for the site in view of 	
	that site's conservation objectives. Table - Natura Sites Screened Out	
	 The table lists sites where it is considered the housing policy is unlikely to have a significant effect on the site's qualifying interests. It includes the Forest of Clunie SPA, and we consider that it's qualifying interests could be affected and therefore should be added to the sites listed in Table 5. A minor comment; in the list of sites, Rannoch Moor is recorded as an SPA, when it should be an SAC. 	Forest of Clunie SPA added to Table 5 Amended



Section	Comment	How comment has been taken into account in the Finalised SPA
	5 – Assessment of likely significant effects on Natura sites	
	Table - Natura sites screened	
	Firth of Tay & Eden Estuary (SPA/Ramsar); Loch Leven (SPA/Ramsar); South Tayside Goose	
	Roosts (SPA/Ramsar); Forest of Clunie (SPA) The comments do not make mention of disturbance to birds, the qualifying interest for all these sites. Adverse impacts could be significant and should be recognised as a major concern, and properly reflected in the policy to avoid any development that will result in increased disturbance to SPA interests.	Comments added regarding disturbance to birds and policy amended
	• Dunkeld/Blairgowrie Lochs (SAC); Loch Leven (SPA/Ramsar) We would disagree with the statement in the second paragraph. We recommend this is changed to 'Significant effects are likely, however, any adverse impacts could be avoided when'. The comments section should also make reference to existing local plan policies with regards phosphate levels at these two sites.	Comments amended in line with suggestions
	 River Tay (SAC): We disagree with the statement in the first sentence that impacts 'are likely to be limited' if the policy is approved, and recommend that this is changed to recognise that adverse impacts could be significant. 	Comments amended in line with suggestions
	6 – Mitigation	
	 See comments above with regard to bird disturbance. The policy should recognise this as an important issue, and include appropriate recommendations/statements to avoid any adverse impacts. 	Policy amended
	• With regards the final sentence, which comments on 'the upgrading of waste water infrastructureetc'. We would agree with this statement, and that if infrastructure were upgraded, this would provide the necessary mitigation to allow development in sensitive areas such as the catchments of Loch Leven and the Dunkeld/Blairgowrie Lochs.	No change required
	8 - Conclusions	
	 We would disagree with the conclusion reached in this section. In the absence of measures that will adequately avoid significant disturbance of birds in those SPAs affected by housing development in the countryside, SNH does not believe PKC has demonstrated, in terms of the Habitat and Species Directives, that there will be no adverse impacts to site integrity for those SPAs listed. 	Amended to state that subject to the policy being modified as identified in the AA no adverse effect will arise from the proposed Housing in the Countryside Policy.
	 Appendix 1 This lists all the Natura sites in Perth & Kinross and the potential effects arising from the revised policy. We would refer to our comments in Sections 4 and 5 and the sites which we consider would be significantly affected by the policy. 	List amended accordingly