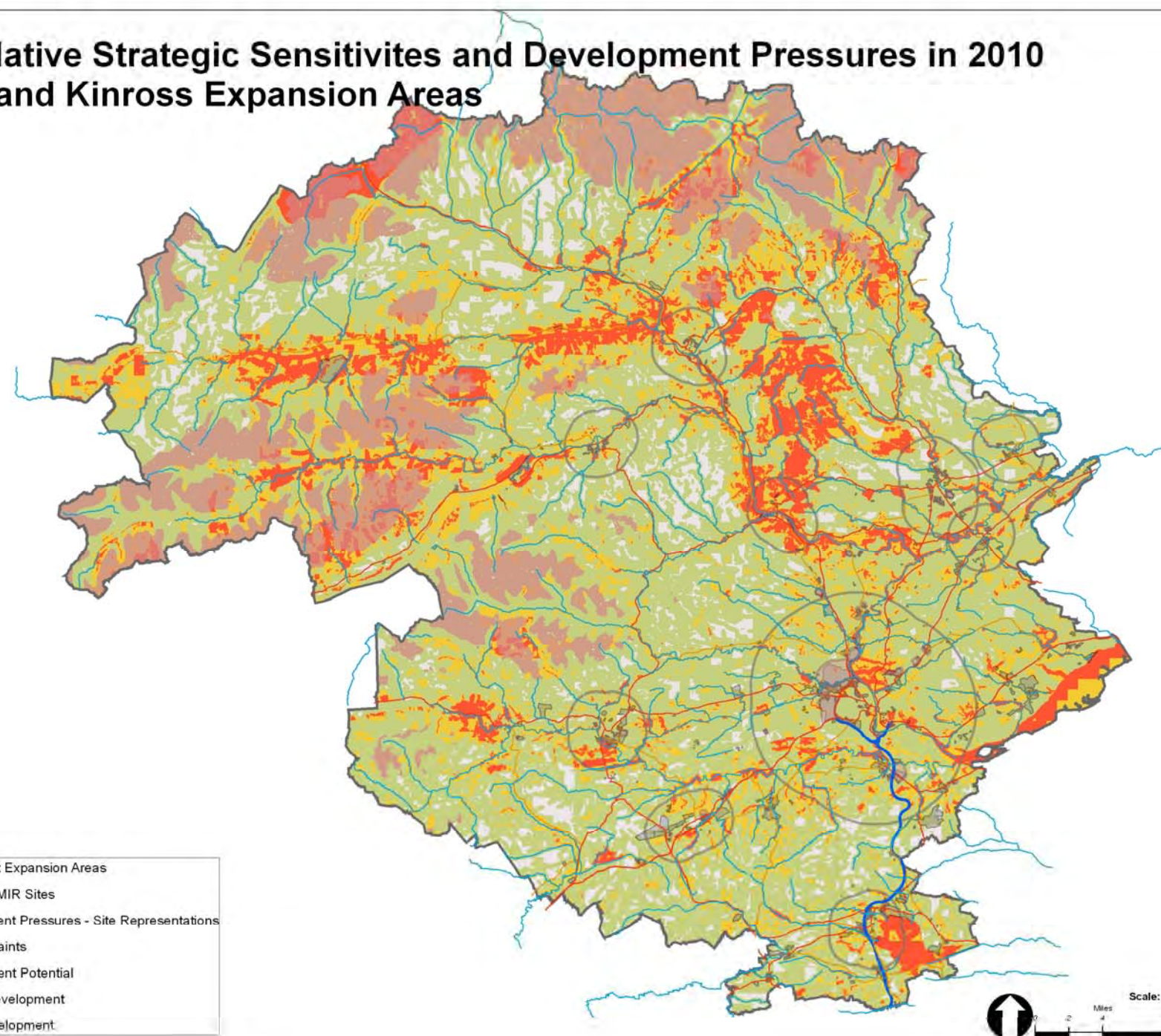


## Cumulative Strategic Sensitivites and Development Pressures in 2010 Perth and Kinross Expansion Areas



### Map Description

This map displays areas that have the potential for accommodating new development in the Perth and Kinross Council Area.

Development constraints are strategic natural or cultural features that limit or restrict new development. Areas with development potential are those where development constraints are limited or absent.

Assessment of constraints was undertaken by ranking and overlaying strategic sensitivities in a GIS to produce a *cumulative sensitivities map*

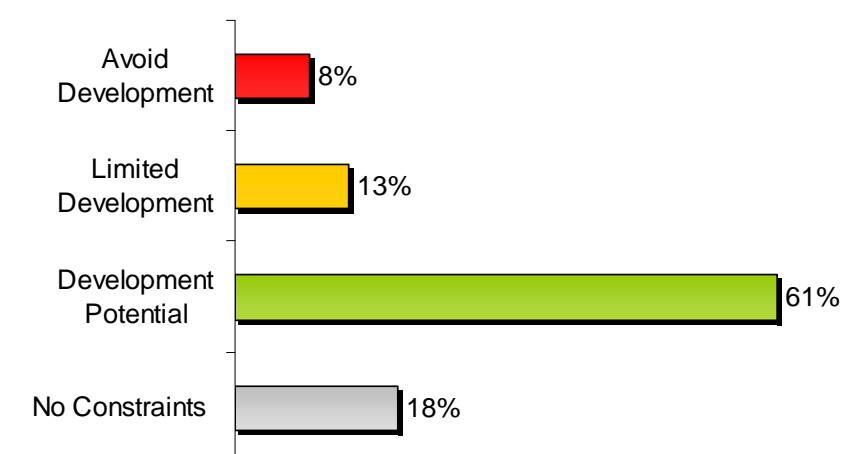
The map delineates the range of sensitivities and should be used to:

- Identify areas that can accommodate new development
- Identify areas that limit or restrict development
- Identify environmental impacts of growth policies

### Current Position

There is a considerable spatial variation in the extent of landscape sensitivity where significant areas in the highlands and coastal areas are considered largely sensitive to further development.

These are areas that are covered by numerous overlapping natural or cultural constraints. Approximately one third of the land mass (180,000 ha) in the Perth and Kinross region is characterised as sensitive to development.

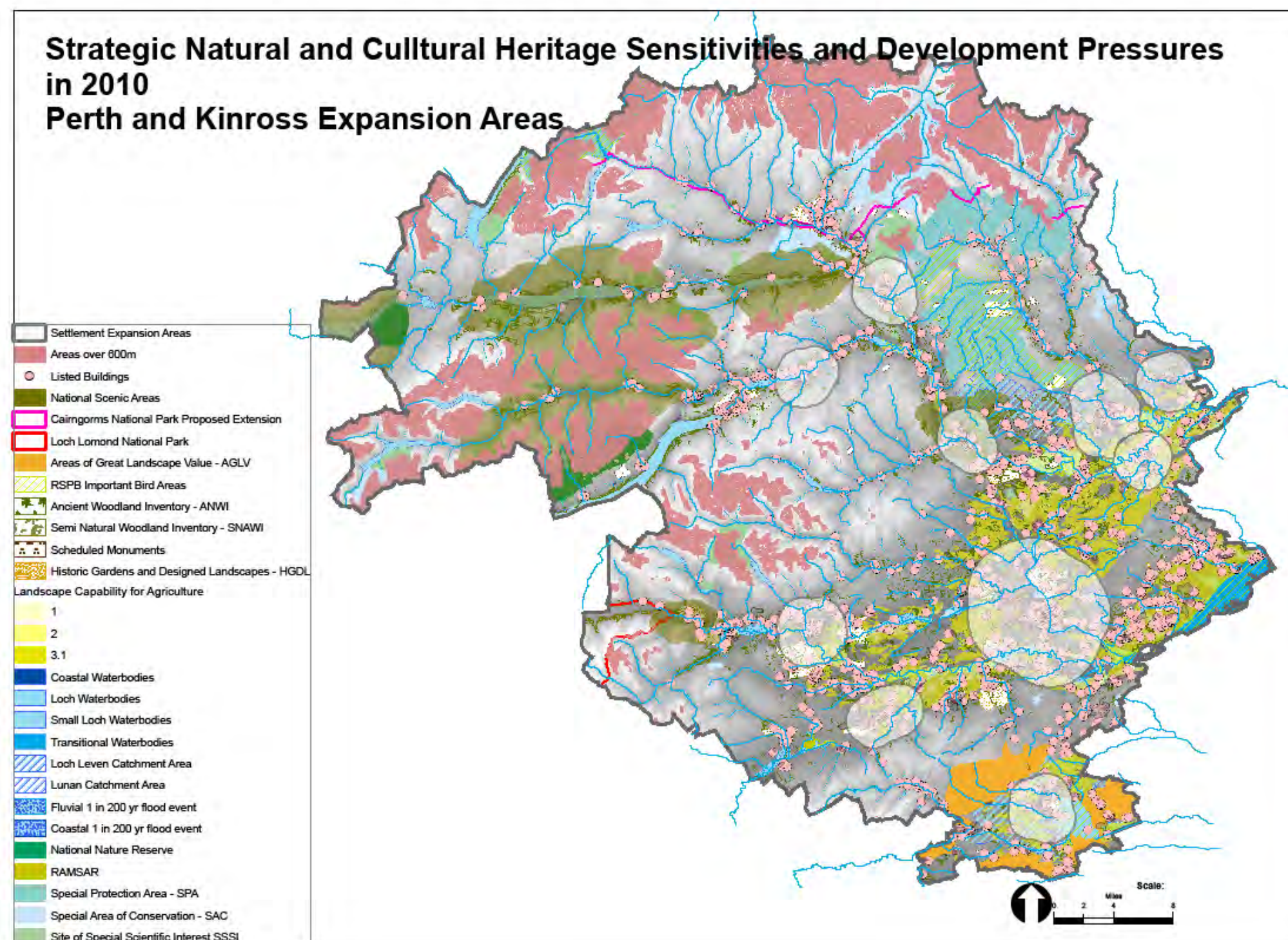


*On average*, expansion areas have sufficient land to accommodate development. Nearly one fifth of expansion areas are free of constraints and a further 61% have development potential. Sensitive areas, account for 21% of the expansion area and should be avoided if possible. This figure masks significant differences in the development potential of individual settlements.

### Relevance of this indicator

Landscape incorporates the environmental and cultural features present in an area. Preservation and enhancement of the distinctive landscape of the Perth and Kinross area is important in maintaining community well being, biodiversity and supporting the local economy (tourism in particular). This indicator collates numerous cultural and natural heritage features to provide a comprehensive picture of landscape sensitivity across the region.





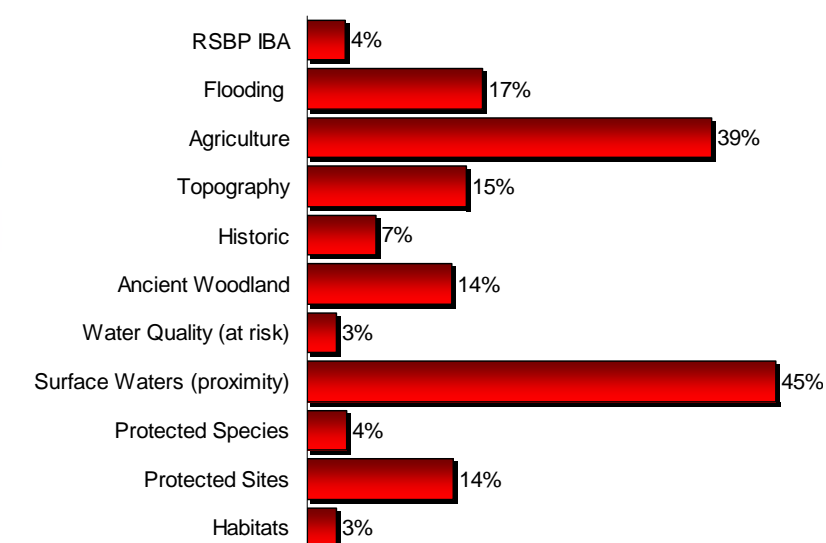
### Current position

Presently 65% of the land mass in the Perth and Kinross is characterised as sensitive in terms of its natural and/or cultural heritage assets. There is a considerable spatial variation in the extent of landscape sensitivity where significant areas in the north west and southern tip are considered largely sensitive to further development.

Assessment of sensitivities was undertaken by overlaying strategic sensitivities in a GIS to produce a *strategic sensitivities map*. The map delineates strategic sensitivities and should be used to:

- Identify the *nature, location and extent* of strategic natural and cultural sensitivities
- Identify areas that can accommodate new development
- Identify areas that limit of restrict development
- Identify areas for management protection or enhancement

### Current Position



**Key issues for settlement expansion areas, on average, include surface waters (45%) and prime agricultural land (39%).** Other key issues relevant to approximately one sixth of the expansion areas include flooding, protected sites, ancient woodland and topography. This figure masks significant variance in the key concerns effecting individual expansion areas. For example, prime agricultural land is a key concern in Coupar Angus, however is of minimal concern in Dunkeld where designated sites render the majority of the landscape sensitive to further development.

### Relevance of this indicator

Landscape incorporates the environmental and cultural features present in an area. Preservation and enhancement of the distinctive landscape of the Perth and Kinross Development Plan Area is important in maintaining community well being, biodiversity and supporting the local economy (tourism in particular).

This indicator collates numerous cultural and natural heritage features to provide a comprehensive picture of landscape sensitivity across the region.

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