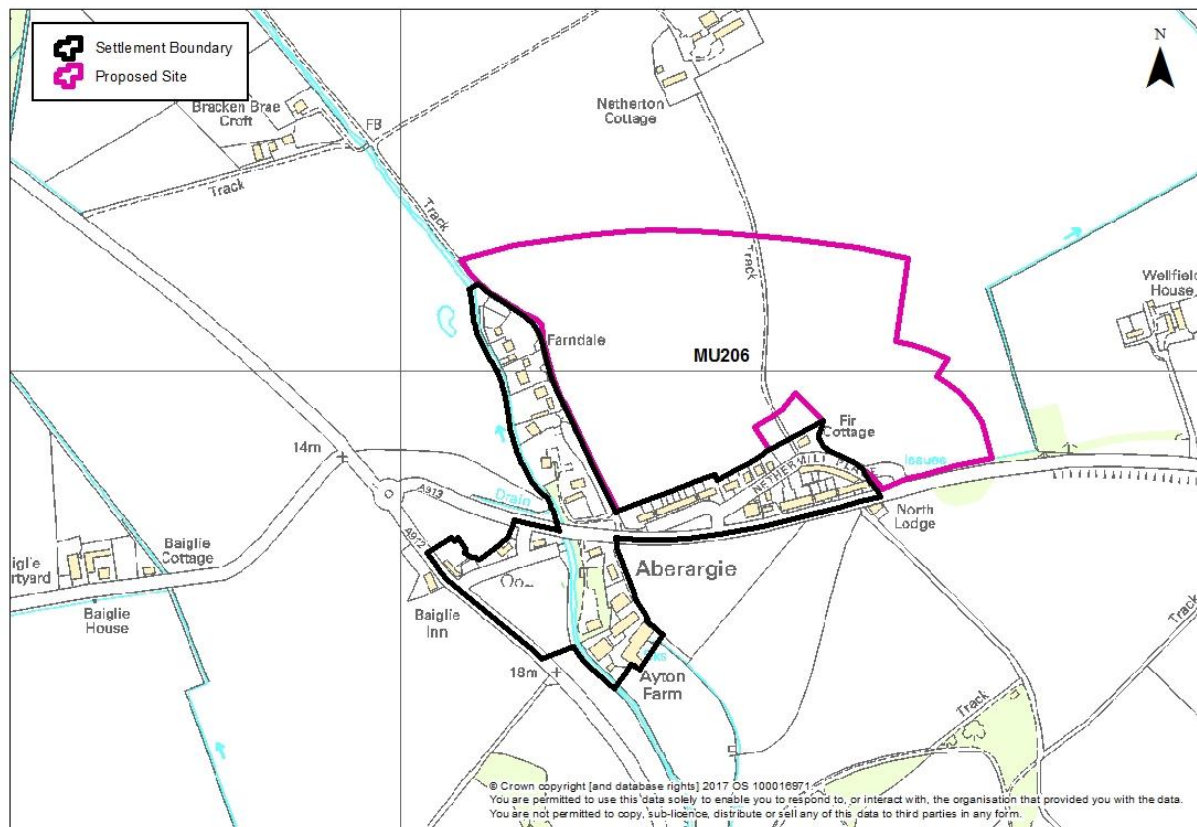


## Appendix E – Perth Area Site Assessments (Settlements A-G)

<b>Site Name:</b> Aberargie1	<b>Source of site suggestion:</b> pre-MIR call for sites consultation.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Site includes part of the site which has planning permission (ref: 14/00176/FLL) for the erection of a distiller and liqueur production facility with associated bottling plant, grain and cask stores.
<b>Settlement:</b> Aberargie	<b>GIS Site Ref:</b> Aberargie1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Aberargie1 <b>Proposed Plan Ref:</b> MU206	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 316394 716021	<b>Site Size (ha):</b> 12ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered.	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Greenfield site on north edge of settlement. Adjacent to River Farg and there is a track running through the centre of the site which connects to A913. Various trees and vegetation on the field boundaries and lining the track.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> agricultural	<b>Proposed Use:</b> Mixed use – residential, retail, commercial, community, recreational.	<b>Officer Comments</b>  Site would be a significant expansion to the settlement of Aberargie, which is a small rural village. There is no natural feature to define the east/north boundaries of the site. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	







	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Yes. Proximity to River Farg and potential impact during construction and operation of development.	GIS	-	<p>Drainage Impact Assessment and Flood Risk Assessment required.</p> <p>Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>It would have to be demonstrated that there would be no negative impact on the environment of the River Farg.</p>	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and Human	Small part of the site identified as being at low and medium risk from river flooding.	GIS	-	New development and flooding policy would apply.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Health					
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designations identified. Loss of agricultural land. Potential impact on existing trees/vegetation, as well as the riparian environment associated with the River Farg.	GIS	-	Biodiversity policy would apply. Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain existing hedgerows/trees.	0
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No Geo-diversity sites within the vicinity.	GIS	0		0
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Potential impact on existing trees/vegetation, as well as the riparian environment associated with the River Farg.	GIS	-	Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity, including on River Farg environment. Retain existing hedgerows/trees and set-back development from existing biodiversity assets.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or	Air	Site on agricultural land adjacent to settlement boundary. May be negative air quality impacts arising from non-residential uses.	GIS Layers	-	Air Quality Impact Assessment required where potentially polluting uses are proposed. Sustainable transport and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)					construction methods required to help mitigate any impact.	
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The settlement is served by Abernethy Primary School which is currently running at 53% capacity.	GIS	0	Developer contribution required to contribute towards school extension.	+
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Limited amenity space within the settlement.	GIS	0	Enhancement of local open space and core paths could provide a positive impact.  The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Proposal would create employment opportunities.	CFS form	+		+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops, mineral soil no peat present.	GIS	-	Re-use soils in local area.	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Class 2 prime agricultural land.	GIS	-	Re-use soils in local area.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on generally flat land.	Check CFS form	0	Design layout to ensure solar gain and shelterbelt planting to west and south of the site to limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The existing track from the A913 serving Netherton Farm will be used.	Site visit Check CFS form aerial map	-	Application of policies on Transport and Accessibility.  Transport Statement would be required to assess potential impact on road network.  Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of	Climatic	Site within 400m of bus stops, with	GIS	-	Proposal for mixed use	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	facilities? Can these be accessed by public transport?	factors and human health	good links to Perth and Newburgh. There are very limited services in Aberargie therefore residents are required to travel to Perth/Abernethy.			development would provide various services to Aberargie.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0		0
		Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.		--		--
	Will the site make use of existing buildings?	Material Assets	No buildings within the site.	GIS/OS map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Site not within any designated landscape sites.	GIS	0	Landscape policies would apply.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Proposal is significant size for location adjacent to edge of small rural settlement. Broadly flat site therefore landscape setting to north and east of Aberargie would likely be compromised. Prominent views	GIS	-	Sensitive design and layout of development to minimise landscape impact, including taking cognisance of existing topography which would reduce visual impact on	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			particularly from east entering the village from Abernethy. Aberargie defined by numerous ribbons of single/double rows of houses.			surrounding area. However, difficult to envisage how the rural landscape setting of Aberargie would be retained by the development.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site not within greenbelt designation.	GIS	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	No current recycling facilities in Aberargie.		-	Incorporate recycling facilities as part of the development in line with Zero Waste Plan.	0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological	No cultural heritages contained within the site, however various local archaeological sites close to the site boundaries.		-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0



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

<b>Site Name:</b> Aberargie2	<b>Source of site suggestion:</b> pre-MIR call for sites consultation.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Aberargie	<b>GIS Site Ref:</b> Aberargie2 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Aberargie2 <b>Proposed Plan Ref:</b> H207	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 316326 715607	<b>Site Size (ha):</b> 1ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered.	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Largely flat site located to the south of Aytoun Farm and to the east of the River Farg. Access would be taken from an existing track which joins the A913. Mature trees located to the west of the site. Majority of the site at medium risk of river flooding.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> agricultural	<b>Proposed Use:</b> residential	<b>Officer Comments</b>  Development of greenfield site outwith settlement boundary in a settlement which has very limited services. Site falls within the Ochil Hills Special Landscape Area. Access track may need upgrading to serve the site for residential purposes. Majority of the site at medium risk of river flooding. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Could the option result in a negative impact on the water environment? (see notes)	Water	Yes. Proximity to River Farg and potential impact during construction and operation of development.	GIS	-	Drainage Impact Assessment and Flood Risk Assessment required. Policies on New Development and Flooding and Water Environment and Drainage would apply.  It would have to be demonstrated that there would be no negative impact on the environment of the River Farg.	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	More than half of the site identified as being at medium risk from river flooding. There is also a small part of the site identified as being at medium risk of surface water flooding. (source: SEPA flood risk maps 2015).	GIS	--	The new development and flooding policy would apply.  Flood Risk Assessment would be required, including identifying and implementing measures to mitigate flood risk.	-
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designations identified.  Loss of agricultural land.  Potential impact on existing trees/vegetation, as well as the	GIS	-	Biodiversity policy would apply. Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain	0

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	infrastructure (see notes)	or material assets	currently running at 53% capacity.			school extension.	
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Limited amenity space within the settlement.	GIS	0	Enhancement of local open space and core paths could provide a positive impact.  The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Improved pasture, mineral soil no peat present.	GIS	-	Re-use soils in local area.	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Class 2 prime agricultural land.	GIS	-	Re-use soils in local area.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted.	Check CFS form	0		0



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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.		0		0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The boundary of the Farg Mill archaeological site is located within the northern section of the site.		-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No opportunities identified.		0		0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics	Residential use considered acceptable in principle, however, the proximity to a working farm may	OS map	-	Further studies required to identify and assess impact of working farm on the amenity of	0

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

<b>Site Name:</b> Aberargie3	<b>Source of site suggestion:</b> pre-MIR call for sites consultation.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Aberargie	<b>GIS Site Ref:</b> Aberargie3 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Aberargie3 <b>Proposed Plan Ref:</b> H208	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 316423 715775	<b>Site Size (ha):</b> 2.3ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered.	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is on generally flat land to south of settlement boundary. Currently agricultural land which is bound on three sides with access proposed to be established via A913. Generally residential in nature with surrounding agricultural land.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> agricultural	<b>Proposed Use:</b> residential	<b>Officer Comments</b>  Site to south of settlement boundary, very open when viewed from A913 to the north. Screened from the south by the topography and tree screening. Site would likely change the open setting and character of the settlement. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No negative impacts identified however sustainable drainage system would require to be implemented.	GIS	0	The Water Environment Policy would apply.	0
	Can the option connect to the	Water		GIS		The foul drainage policy would	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	public foul sewer?					apply.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified however sustainable drainage system would require to be implemented.	GIS	0	New Development and Flooding policy would apply.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designations identified. Loss of agricultural land. Potential impact on existing trees/vegetation.	GIS	-	Biodiversity policy would apply.  Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain existing trees and other vegetation of biodiversity value, and include new planting along the north side of the site.	0
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No Geo-diversity sites within the vicinity.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Potential impact on existing trees/vegetation.	GIS	-	Ensure sensitive design and layout (including landscaping) to mitigate against any negative impacts on biodiversity. Retain existing trees and other vegetation of biodiversity value (particularly hedgerow to east of site), and include new	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						planting along the north side of the site.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site on agricultural land adjacent to settlement boundary. No significantly negative air quality impacts identified.	GIS Layers	-	Sustainable transport and construction methods required to help mitigate any impact.	0
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The settlement is served by Abernethy Primary School which is currently running at 53% capacity.	GIS	0	Developer contribution required to contribute towards school extension.	+
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Limited amenity space within the settlement.	GIS	0	Enhancement of local open space and core paths could provide a positive impact.  The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS form	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Improved pasture, mineral soil no peat present.	GIS	-	Re-use soils in local area.	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Class 2 prime agricultural land.	GIS	-	Re-use soils in local area.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on generally flat land.	Check CFS form	0	Design layout to ensure solar gain and include shelter belt planting to west and south boundaries to reduce effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Access from A913 would be established with no issues of road visibility envisaged. Potential impact on road network.	Site visit Check CFA form aerial	-	Application of policies on Transport and Accessibility. Transport Statement would be required to assess potential	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	generated?			map		impact on road network.  Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site within 400m of bus stops, with good links to Perth and Newburgh.  There are very limited services in Aberargie therefore residents are required to travel to Perth/Abernethy.	GIS	-		-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.	Check NPF3 and TAYplan SDP	--		--
	Will the site make use of existing buildings?	Material Assets	No buildings within the site.	GIS/OS map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Site contained within Ochil Hills Special Landscape Area designation. Small section of the southern edge of the site also falls within a woodland	GIS	-	Landscape policy would apply.  Sensitive site layout and design. Use of trees and landscaping to reduce visual impact of	0

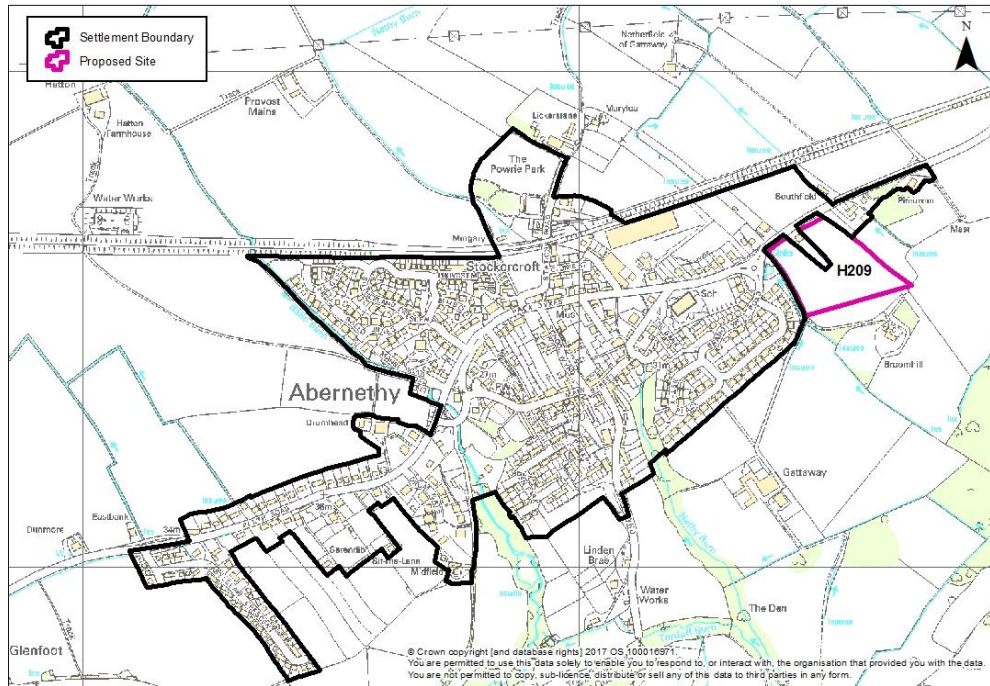
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			group under the SNWI designation.			proposed housing. Landscape appraisal would be required to demonstrate that the landscape impact would be minimal.	
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Proposal is located outwith the settlement boundary, within an open landscape setting with little screening to the north, east or west. Majority of settlement located to the north of A913 with southwards views and vistas on to the Ochil Hills area so may be negative impact on open setting of the village.	GIS	-	Sensitive design and layout of development to minimise landscape impact. Landscape appraisal required to assess the impact on the setting of the settlement's southern edge.	-
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site not within greenbelt designation.	GIS	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A		N/A

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.	Check Zero Waste Plan	0		0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site contains two local archaeological points of interest – Aberargie Village and Aberargie Findspot.	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	-	An assessment would be required identifying what impact, if any, the development would have on the qualifying features of the archaeological assets. Mitigation measures may be required.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No opportunities identified.		0		0



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

<b>Site Name:</b>  Abernethy1	<b>Source of site suggestion:</b> pre-MIR consultation site. Lothead Consultancy on behalf of Muir Homes.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Previous submission for LDP but removed by Reporter as part of Examination.
<b>Settlement:</b>  Abernethy	<b>GIS Site Ref:</b> Abernethy1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Abernethy1 <b>Proposed Plan Ref:</b> H209	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b>  319512 716601	<b>Site Size (ha):</b>  2.8ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Land slopes from south-east. North-facing site. Access from Newburgh Road to north of site. Adjacent to other pre-MIR site (Abernethy2) to east which is currently agricultural land. Access road and residential to west of site. Pond to the north-west of the site. Residential buildings (Rosebank) enclosed on 3 sides by the site. South east corner of site approximately 85m from the nearest mobile phone mast. Core paths ABNY/111/1 and ABNY/120/2 are situated to the western and northern boundaries of the site.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> agriculture	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Site on agricultural land adjacent to settlement boundary with access to north. Landscape impact likely to change eastern setting of settlement but could be sensitively designed. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No negative impacts identified however sustainable drainage system would require to be implemented.  At the time of publication the updated River Basin Management Plans are not available so this assessment will be provided at a later date.	GIS	0	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0
	Can the option connect to the public foul sewer?	Water		GIS			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified however sustainable drainage system would require to be implemented.	GIS	0	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk from both small watercourses but also the risk from pluvial flooding.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Loss of agricultural land. Non-native trees to the north-east of site.	GIS	-	Ensure design incorporates landscaping (including planting of native species) and any mature trees/vegetation on boundaries are retained.	0

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?	assets				facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	Close proximity to allocated/existing employment sites. No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops, mineral soil no peat present.	GIS	-	Re-use of soil in local area	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Site partially contains Class 2 prime agricultural land.	GIS	-	Reuse of soil in local area	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023).	CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Predominantly north-facing site but could take advantage of aspect and topography for solar gain.	GIS, CFS form	0	Design layout to ensure solar gain. Shelterbelt planting to west and south of the site to limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access from Newburgh Road (A913) to north of site.	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility including submission of Transport Statement to assess impact on road network.  Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stops for local bus routes immediately to north of site, with good links to Perth and Newburgh.  However, there are limited services in Abernethy therefore there is a requirement to travel elsewhere for various other services.	GIS	-		-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.		--		--

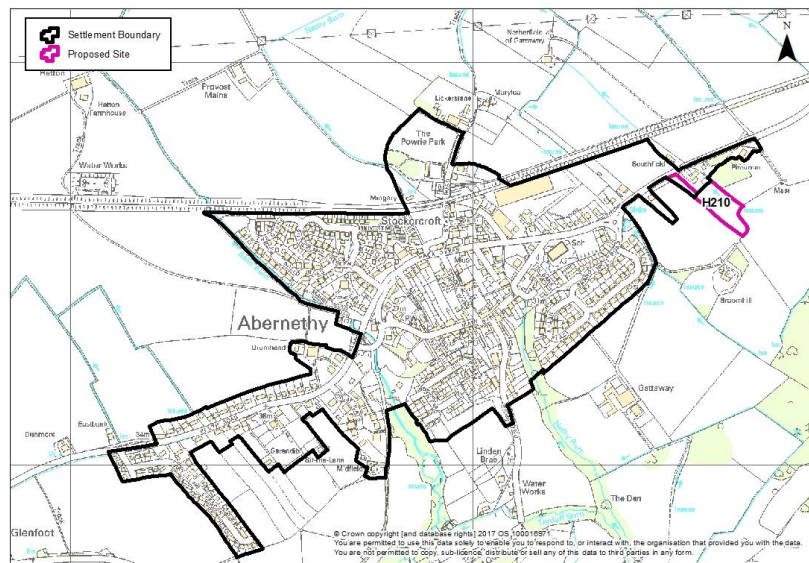
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Site is contained within Ochil Hills Special Landscape Area (SLA).	GIS	-	Landscape policy would apply. Sensitive site layout and design. This site is considered a potential gateway entrance at the eastern edge of the settlement, although this would require sensitive layout to ensure that the site fits within the landscape setting and sits harmoniously with the existing settlement.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Adjacent to the settlement boundary and on north-facing sloping land. Council previously considered the site as a logical extension to the settlement. The site would round off the settlement edge as well as contribute to improving the gateway entrance to the settlement from the east. There are features to define the extent of the development.	GIS	-	Ensure sensitive design and layout of development including measures to improve gateway entrance at the northern edge of the site.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material	Site not within green belt designation.	GIS	N/A		N/A



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.		N/A		N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Adjacent to the site boundary for Back Dykes archaeological asset.	GIS	-	Archaeological survey may be required to determine what impact, if any, on the Back Dykes asset and if there is potential for further archaeological heritage within the site.	0

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

<b>Site Name:</b> Abernethy2	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Application for erection of new dwellinghouse (ref: 06/00487/FUL)
<b>Settlement:</b> Abernethy	<b>GIS Site Ref:</b> Abernethy2 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Abernethy2 <b>Proposed Plan Ref:</b> H210	<b>Outside or adjacent to a settlement boundary?</b> Partially contained within, and adjacent to, settlement boundary	
<b>OS Grid Ref:</b> 319605 716650	<b>Site Size (ha):</b> 0.7ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Land slopes from south-east. North-facing site. Access from Newburgh Road to north of site. Adjacent to other pre-MIR site (Abernethy1) to west which is currently agricultural land. Newburgh Road to north of site. Residential buildings (Thornbank & Glendale) within and adjacent to the north of the site.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> agriculture/residential development	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Site on agricultural land adjacent to, and partially within, settlement boundary with access to north. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No negative impacts identified however sustainable drainage system would require to be implemented.	GIS	0	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified however sustainable drainage system would require to be implemented.	GIS	0	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk from both small watercourses but also the risk from pluvial flooding.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Agricultural land with some mature vegetation interspersed on the fringes of the site, particularly along eastern side.	GIS	-	Ensure design incorporates landscaping (including native species) and any mature vegetation/trees on boundaries	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						that add to the biodiversity value of the area are retained.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geo-diversity interests identified that could be impacted.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridor.	GIS	0	Ensure design and layout incorporates landscaping (including planting of native species) and any mature trees/vegetation on boundaries are retained.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Site on agricultural land adjacent to Newburgh Road. No significant negative air quality impact identified	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The settlement is served by Abernethy Primary School which is currently running at 53% capacity.	GIS	0	Developer contribution required to contribute towards school extension.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement. Core path to the north of the site will be retained.	GIS	0	Enhancement of local open space and core paths could provide a positive impact. Application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Close proximity to allocated employment and mixed use sites. No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site as well as residential dwelling to north of site. Field crops, mineral soil no peat present.	GIS	-	Re-use of soil in local area	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Site partially contains Class 2 prime agricultural land however this area of land has recently been developed for a single residential dwelling.	GIS	0		0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023).	CFS form	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Predominantly north-facing site but could take advantage of aspect and topography for solar gain.	GIS, CFS form	0	Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing access from Newburgh Road (A913) to north of site which currently serves a single residential dwelling.	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility.  Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stops for local bus routes immediately to north of site, with good links to Perth and Newburgh.  However, there are limited services in Abernethy therefore there is a requirement to travel elsewhere for various other services.	GIS	-		-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints,	Material Assets and Population	No constraints identified.	GIS/OS Map	0		0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	e.g. electricity pylons, underground gas pipelines etc.	and Human Health					
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.		--		--
	Will the site make use of existing buildings?	Material Assets	An existing residential dwelling located to the north of the site. The applicant has not defined is this is to be retained. The building is of no significant architectural merit.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Site is contained within Ochil Hills Special Landscape Area (SLA).	GIS	-	Sensitive site layout and design, and the site would likely be screened by the existing topography and buildings/vegetation fronting on to Newburgh Road.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Adjacent to, and partially within, the settlement boundary and on north-facing sloping land. It would create a linear strip of development southeast of the existing settlement boundary, which would not round off any existing settlement edge. Views of the site are partially obscured from the north as a result of	GIS	-	Ensure sensitive layout of development including measures to improve gateway entrance at the northern edge of the site fronting on to Newburgh Road. Landscape appraisal would assist in identifying impact from	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			topography and existing vegetation/buildings.			potential development.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site not within greenbelt designation.	GIS	N/A		N/A
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.	Check zero waste plan	N/A		N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No cultural heritage identified within the site.	GIS	0		0

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

<b>Site Name:</b> Abernethy3	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Previously supported small section of the site as part of the Proposed Plan but this was removed by the Reporter following Examination.
<b>Settlement:</b> Abernethy	<b>GIS Site Ref:</b> Abernethy3 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Abernethy3 <b>Proposed Plan Ref:</b> H211	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 318336 716320	<b>Site Size (ha):</b> 18.4ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Large site at the edge of the western side of Abernethy. Comprises agricultural land with residential to the east and south. Proposed accessed from Ballo Braes development and potentially from Perth Road (A913) to the south. Site moderately sloping from south to north. Track (including core path ABNY/122/1) runs through centre of the site connecting Hatton Road to Hatton Farmhouse.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agriculture	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Large greenfield site to the west of Abernethy which attempts to 'round off' the settlement edge. Lack of feature(s) to define western edge of proposed site. Site is very open and has open views to the North and from Perth Road. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Could the option result in a negative impact on the water environment? (see notes)	Water	Yes, potential impact on the Ballo burn due to proximity of site. There are also various drainage ditches throughout the site and on its edges.	GIS	-	Flood Risk Assessment & Drainage Impact Assessment required to assess potential risk of flooding/drainage requirements and to identify potential mitigation measures.  Policies on New Development and Flooding and Water Environment and Drainage would apply.  Requirement for approved SUDS to be implemented.	0
	Can the option connect to the public foul sewer?	Water		GIS			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Yes. Site at low and medium risk of river flooding.	GIS	-	Flood Risk Assessment required to assess potential risk of flooding and to identify any necessary mitigation measures.  New development and flooding policy will apply.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Loss of agricultural land.	GIS	-	Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geo-diversity interests identified.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridor.	GIS	0		0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Site on agricultural land adjacent to settlement boundary. No significant negative air quality impact identified.	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The settlement is served by Abernethy Primary School which is currently running at 53% capacity.	GIS	0	Developer contribution required to contribute towards school extension.	+
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement. Core path (along Hatton Road) dissects the site.	GIS	0	Enhancement of local open space and core paths could provide a positive impact, including retaining existing core path running through site.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						<p>Opportunity to link in with open space at the north-most corner adjacent to the railway track.</p> <p>The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.</p>	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops and improved pasture, mineral soil no peat present.	GIS	-	Re-use of soil in local area	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Majority of site contains Class 2 prime agricultural land.	GIS	-	Reuse of soil in local area	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted.	CFS form	0		0



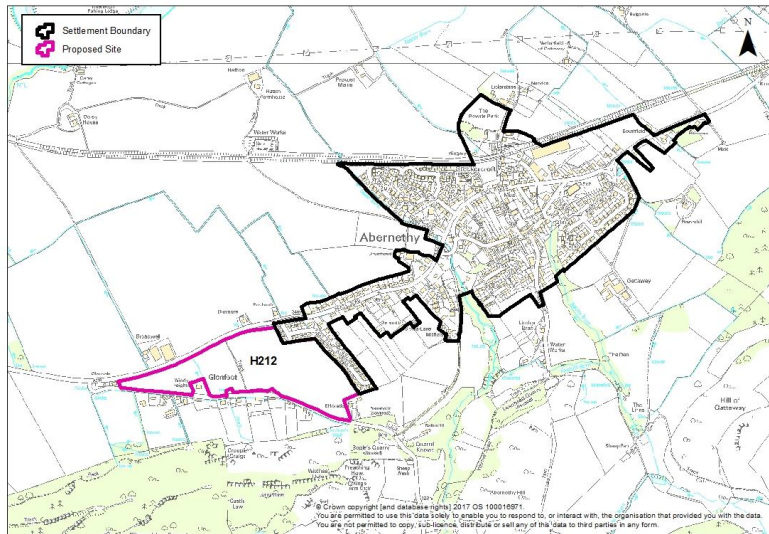
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site moderately sloping to the north and could take advantage of aspect for solar gain.	GIS, CFS form	0	Design layout to ensure solar gain and shelterbelt planting to west and south of the site to limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Proposed to join up with existing road infrastructure at Ballo Braes, and potentially new access to south of site to join Perth Road (A913).	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility.  Transport Statement would be required to assess potential impact on road network.  Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The majority of the site within 400 metres of various bus stops, with good links to Perth and Newburgh.  However there are limited services in Abernethy therefore there is a requirement to travel elsewhere for various other services.	GIS	-		-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.	Check NPF3 and TAYplan SDP	--		--
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Two small sections of the site are contained within woodland classified as SNWI.	GIS	-	Ensure that these sections of woodland are retained, and opportunities to expand with the use of native species explored.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Landscape appraisal required for large site on greenfield land on edge of settlement. Topography gently sloping to the north however no features to the west which would define the edge of the site. Site very	GIS	-	Sensitive design and layout of development to minimise landscape impact, including taking cognisance of existing topography which would reduce visual impact on	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			open with extensive views within and over the site.			surrounding area. Landscape appraisal would be required as site would change the character and setting of the western edge of Abernethy.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site not within greenbelt designation.	GIS	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.	Check Zero Waste Plan	N/A		N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and	Large part of the site contained within the boundary of the Drumhead archaeological asset. Site also adjoins the Backdykes archaeological asset.	GIS	-	Archaeological survey required to determine extent of further archaeological assets within site. Archaeological Impact Assessment required to demonstrate the impact on the	0

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

<b>Site Name:</b> Abernethy4	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Abernethy	<b>GIS Site Ref:</b> Abernethy4 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Abernethy4 <b>Proposed Plan Ref:</b> H212	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 318041 715853	<b>Site Size (ha):</b> 14ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  North-facing sloped site bound to the north and south by Perth Road (A913) and Glenfoot respectively. The eastern boundary is defined by existing properties at the western edge of Abernethy, and the western edge of the site tapers in to the junction of A913 and Glenfoot. The site is currently in agricultural use. There is a track (core path) running through the centre of the site, from south to north.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> agriculture	<b>Proposed Use:</b> residential	<b>Officer Comments:</b>  Development of the site would result in the coalescence of Abernethy and Glenfoot. The landscape is steeply sloped from Perth Road up to Glenfoot and the site would be very visible from public viewpoints. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No negative impacts identified however sustainable drainage system would require to be implemented. A drainage ditch and stream runs through and borders the site.	GIS	0	Drainage Impact Assessment required to assess potential risk of flooding/drainage requirements and to identify potential mitigation measures.  Policies on New Development and Flooding and Water Environment and Drainage would apply. Requirement for approved SUDS to be implemented.	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified however sustainable drainage system would require to be implemented.	GIS	0	New development and flooding policy would apply.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Loss of agricultural land.	GIS	-	Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						boundaries that add to the biodiversity value of the area are retained.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		Close proximity to Castle Law geodiversity site but not likely to have any impact.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridors.	GIS	0	Ensure design and layout incorporates landscaping (including planning of native species) and any mature trees/vegetation on boundaries are retained.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Site on agricultural land adjacent to settlement boundary. No significant negative air quality impact identified.	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The settlement is served by Abernethy Primary School which is currently running at 53% capacity.	GIS	0	Developer contribution required to contribute towards school extension.	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement. Core path runs along existing track through middle of site.	GIS	0	Enhancement of local open space and core paths could provide a positive impact, including retaining existing core path running through site.  The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Employment opportunities in the settlement. No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops, mineral soil no peat present.	GIS	-	Re-use of soil in local area	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Majority of site contains Class 3.2 agricultural land.	GIS	-	Reuse of soil in local area	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Not specified.	CFS form	N/A		N/A
	Site aspect – does the site make	Climatic	Site slopes considerably south to	GIS, CFS form	-	Design & layout to ensure solar gain and shelterbelt planting to	0

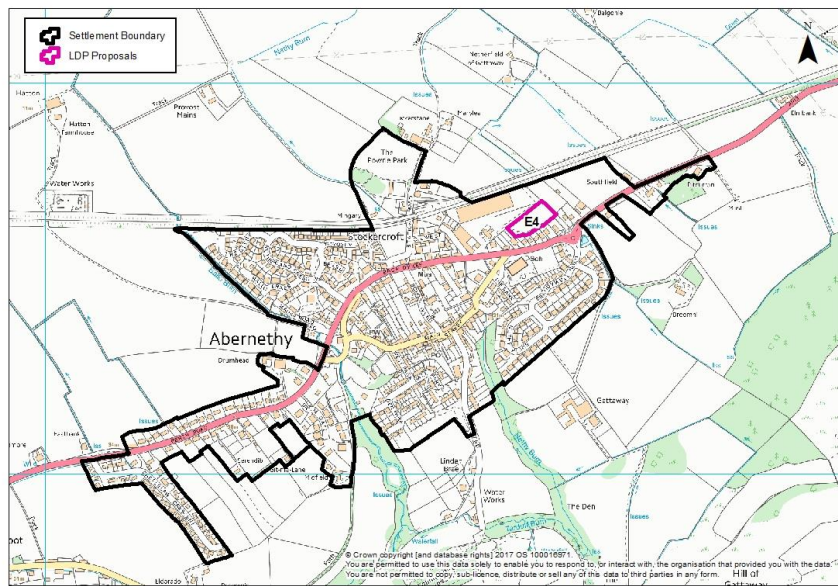
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	best use of solar gain? Is the site protected from prevailing winds?	factors	north therefore aspect for solar gain may be limited, particularly at the top of the site.			west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Not specified.	Site Visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility  Transport Statement would be required to assess potential impact on road network.  Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The majority of the site within 400 metres of various bus stops, with good links to Perth and Newburgh.  However there are limited services available in Abernethy therefore there is a requirement to travel elsewhere for various other services.	GIS	-		-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.		--		--
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Whole site is contained within Ochil Hills Special Landscape Area (SLA).	GIS	-	Landscape policy would apply. Difficult to mitigate against landscape impact in this location.	-
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?	Landscape	Landscape appraisal required for large site on greenfield land on edge of settlement. Site lies above the edge of the existing settlement and is very visible from various public viewpoints. Development of the site would result in coalescence of Abernethy with Glenfoot.	GIS	-	Due to the topography of the site developing up the slope would make any development very prominent from the surrounding area. There is no real natural screening to mitigate any negative landscape impact.	-

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

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

<b>Site Name:</b> Abernethy E4	<b>Source of site suggestion:</b> LDP1 - existing site		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Abernethy	<b>GIS Site Ref:</b> E4 <b>MIR Site Ref:</b> E4 <b>Pre-MIR Site Ref:</b> E4 <b>Proposed Plan Ref:</b> E4	<b>Outside or adjacent to a settlement boundary?</b> Within the settlement boundary	This is an allocated site within the 2014 adopted Local Development Plan.  Planning Application ref 01/01447/FUL for change of use of land from agricultural to non-hazardous storage Class 7B and associated landscaping applies to part of the site.
<b>OS Grid Ref:</b>	<b>Site Size (ha):</b> 0.5ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is an area of greenfield land within the settlement boundary.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> sparsely developed	<b>Proposed Use:</b> Employment	<b>Officer Comments:</b>  This is an allocated site within the adopted Local Development Plan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No impact on GWDTEs; not in a waste water drainage hotspot.  No water ways within or immediately adjacent to the site.	GIS	0	N/A	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified.	GIS	0	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Unlikely to have a significant impact on biodiversity as no recorded protected species to areas within or immediately adjacent to the site.	GIS	0	Where appropriate, measures to enhance biodiversity will be implemented.	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS	0	N/A	0
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridors.	GIS	0	Where appropriate, measures to enhance biodiversity will be implemented.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	No	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate potential any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	N/A	GIS	N/A	N/A	N/A
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement. Core path within close proximity to the site.	GIS	0	Enhancement of local open space and core paths could provide a positive impact.  The application of community facilities, sports and recreation	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						policy ensures appropriate provision of informal and formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	This site will create further employment opportunities in the settlement.	CFS, GIS	++	N/A	++
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site.	GIS	-	N/A	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The entire site is Class 2 prime agricultural land. No peat soils.	GIS	-	Reuse of soil in local area	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes.	CFS form	+	N/A	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Yes.	GIS, CFS form	0	Design & layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						precipitation and temperature.	
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	The site could be accessed through the existing employment area off Newburgh Road.	<p>Site visit</p> <p>Check CFS form aerial map</p>	0	<p>Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.</p> <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p>	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>The majority of the site within 400 metres of various bus stops, with good links to Perth and Newburgh.</p> <p>However there are limited services available in Abernethy therefore there is a requirement to travel elsewhere for various other services.</p>	GIS	0	N/A	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0	N/A	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered although will provide additional employment land.		0	N/A	0
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS/OS Map	0	N/A	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	No Landscape designations within or immediately adjacent to the site.	GIS	0	N/A	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?	Landscape	The site is within the settlement boundary and is unlikely to have a significant impact on the surrounding landscape.		0	N/A	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site not within greenbelt designation.	GIS	N/A	N/A	N/A
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A	N/A	N/A

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

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

<b>Site Name:</b>  Abernyte1	<b>Source of site suggestion:</b> Call for sites  <b>Owner:</b> DM Hall Baird Lumsden Surveyors on behalf of the landowners Mr and Mrs Sand		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  There is no settlement map for Abernyte in the existing LDP.
<b>Settlement:</b>  Abernyte	<b>GIS Site Ref:</b> Abernyte1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Abernyte1 <b>PP Ref:</b> H274	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 326119 731021	<b>Site Size (ha):</b>  2.1 ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  B953 and residential development to the south. Development could make the most of south facing aspect but would be uncontained to the north being part of an open field. It would be linear roadside development on the southside of the B953, this side of the road is currently undeveloped at the southern end of the village; whilst the north side of the village has development is on both sides of the road. Development of this site would close the gap between the village and Milton Farm to the east and be bounded here by the Abernyte burn.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agriculture	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas.  Abernyte is not identified as a settlement in the current LDP as it is considered that the most appropriate level of development would be limited to that permitted under the Council's Housing in the Countryside policy. The southern part of the site is affected by flood risk and this level of development would have an impact on the character of Abernyte whilst development would be visually uncontained to the north (as part of an	

		<p>open field).</p> <p>The site also lies within a waste water drainage hotspot so there is likely to be an issue with application of policy with regard to foul drainage and ensuring no adverse impact.</p>	
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	This lies within a SEPA waste water drainage hotspot which indicates existing water environment issues.  Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment Area.	GIS	--	Drainage Impact Assessment required to assess potential risk of flooding/drainage requirements and to identify potential mitigation measures.  Policies on Water Environment and Drainage would apply but there may be difficulty in ensuring no adverse impact.  Requirement for approved SUDS to be implemented.	-
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS	-	Policy on foul drainage would apply.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The southern edge of the site lies within a SEPA 1 in 200 year risk of river flooding.	GIS	-	Requirement for DIA and FRA and for this to inform the developable areas of the site.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Loss of agricultural land.  The site lies within the catchment of the River Tay SAC.	GIS	0	Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that to add to the biodiversity value of the area.  Assessment and mitigation of	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS	0		0
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridors.	GIS	0	Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that to add to the biodiversity value of the area.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area	Air	Site on agricultural land adjacent to settlement. No significant negative air quality impact identified.	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate any impact.	0

[illegible]

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	CFS form	+		+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site has open southerly aspect so solar gain should be significant, and there may be some shelter from development to the south.	GIS, CFS form	+	Design & layout to ensure solar gain. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	In accordance with the Roads Authority	Site visit CFS form GIS	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The majority of the site within 400 metres of various bus stops.  However there are limited services available in Abernhyte therefore there is a requirement to travel elsewhere for various other services.	GIS	-		-
	Is the site within a Health and Safety Consultation Zone or any	Material Assets and	No constraints identified.	GIS/OS Map	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Population and Human Health					
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.	Check NPF3 and TAYplan SDP	--	It could help support the school roll.	-
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Whole site is contained within Sidlaw Hills Special Landscape Area (SLA). This level of development would have an impact on the character of Abernyte. Also development would be uncontained to the north.	GIS	-	Landscape Policies would apply.	-
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?	Landscape	Due to its size it was not considered in the Tyldesley Associates (2001). Perth Landscape Capacity Study. This level of development would have an impact on the character of Abernyte. Also development would be uncontained to the north.	GIS	-		-
	Will the proposal have an adverse impact on the integrity	Popl and human health or material	Site not within greenbelt designation.	GIS	N/A		N/A

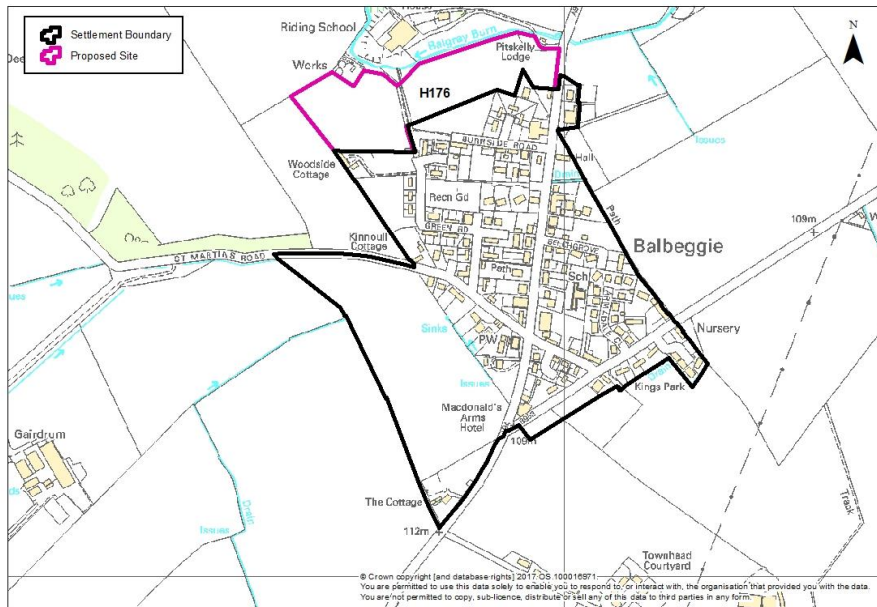
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of the greenbelt?	assets					
<b>Material assets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

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

<b>Site Name:</b>  Land between Burnside Road and Pitskelly House	<b>Source of site suggestion:</b> Call for Sites  <b>All landowners/interested parties identified/aware?</b> Yes		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  White land adjacent to the settlement boundary.  No applications
<b>Settlement:</b>  Balbeggie	<b>GIS Site Ref:</b> Balbeggie1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H176	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent	
<b>OS Grid Ref:</b>  316755 729826	<b>Site Size (ha):</b> 4.3	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Yes – tier 1 (within Perth Core Area)	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Gently sloping site away from the A94. Residential to the south, Balgray Burn runs along the northern boundary and Pitskelly House beyond. Balbeggie Waste Water Treatment Works to the north west.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Undeveloped – agricultural fields	<b>Proposed Use:</b>  Housing	<b>Officer Comments</b>  Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However Balbeggie already has an allocated site (H13) to the south for 100 units and a further significant expansion to the north is likely to have a detrimental impact on the village. Furthermore, there is no shortage of supply in the Perth HMA.	



## Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Balgray Burn runs along the northern edge of the site.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> <p>Waterbody classified as having an</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water</p>	-	Application of Policy: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment;	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			overall status of good. No pressures have been identified. Within the River Tay Catchment Area.	drainage hotspots  Private water supplies (risk assessed) layer		connection to public sewerage system and meet discharge consents at the waste water treatment works.  Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Policy on foul drainage would apply.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Northern boundary at medium probability risk of river flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the Balgray burn to the north of the site.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Number of recorded sightings of otter along the Balgray Burn to the north of the site.  Within the River Tay Catchment.	GIS layers  SAC/SPA/SSSI/ NNR/ TPO/protected species	-	Need to survey mature woodland areas on the northern boundary of the site; ornithological survey; mammal survey; otters and woodland survey.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>Conservation of existing trees to the north of the site, the burn and its banks and wider biodiversity. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest.</p> <p>Landscaping on the northern edge of the site could also reinforce the biodiversity and landscape value of the burn.</p> <p>Retention of important trees, structural planting, hedgerows etc. and require additional structural planting along the northern edge of the site.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity		No	GIS Layers for Geological	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	interests that could be affected by the proposal?			Conservation Review sites, SSSI, and Tayside Geodiversity Sites			
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	<p>Balgray Burn to the north adjacent to the site.</p> <p>Trees along the burn to the north and along part of the southern boundary. Small group of trees in the north west.</p> <p>Site is currently open fields. The highest value for habitat and biodiversity currently is likely to be the burn and tree belt on the northern boundary and there is the potential to enhance this further and create connections to this area through the site.</p>	GIS aerial map/OS map/site visit	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No		0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Catchment for Balbeggie Primary school which does not have sufficient capacity (at 89%)	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Currently agricultural land. Core path runs adjacent to the eastern boundary and close to the northern and southern boundaries. Core path also crosses the site nearer the western boundary and this would need to be retained in any development proposal.  Short distance from play park.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals.  The core path through the site should be protected.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	Check CFS form	0	n/a	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Arable land.  No loss of peatland.	GIS Layers for carbon richness (which shows whether there is peatland),	--	Good quality soils should be removed for use in other parts of Perth and Kinross.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and prime agricultural land (LCA 50K)			
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) – site owned / controlled by single developer	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Western facing	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access from A94 within 30mph limits	Site visit CFS form Aerial maps		Application of policy - Road and access improvements to the satisfaction of the Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is located on the A94 Perth to Coupar Angus road which has good public transport links via existing bus services. Site is within walking distance of the village centre.  The site is within the 400m buffer of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check	-	Application of policy on Transport and Accessibility which requires development proposals to be easily accessible to all modes of transport.	0

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

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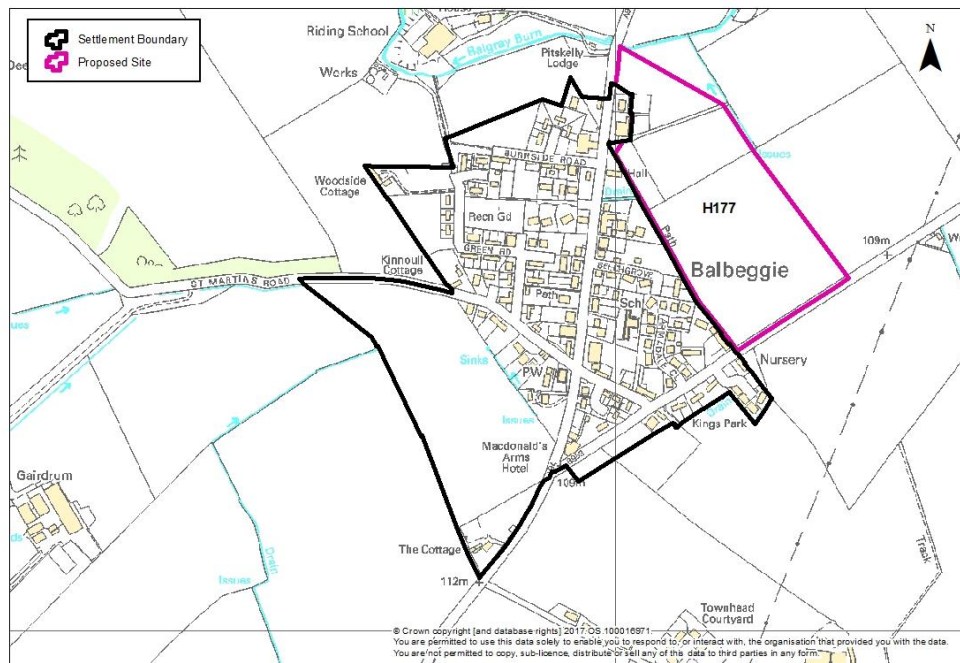


	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option in the vicinity of a waste management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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No opportunities identified.		0		0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential would be compatible with the existing residential areas to the south.  Water treatment works in the north western corner?	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known other than potential flood risk.	Check CFS form	0	n/a	0

<b>Site Name:</b> Land at Eastern Balbeggie	<b>Source of site suggestion:</b> Call for Sites  <b>All landowners/interested parties identified/aware?</b> Yes		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  White land adjacent to the settlement boundary.  Site was submitted last time but was not included in the MIR.  No applications
<b>Settlement:</b> Balbeggie	<b>GIS Site Ref:</b> Balbeggie2 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H177	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent	
<b>OS Grid Ref:</b> 317162 729663	<b>Site Size (ha):</b> 6	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Yes – tier 1 (within Perth Core Area)	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is undulating and broadly flat with a linear dip through its centre from north to south. Bounded by residential to the west, the B953 to the south and agriculture to the east and north.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Undeveloped – agricultural land	<b>Proposed Use:</b>  Housing	<b>Officer Comments</b>  Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However Balbeggie already has an allocated site (H13) to the south for 100 units and a further significant expansion to the north is likely to have a detrimental impact on the village. Furthermore, there is no shortage of supply in the Perth HMA.	

## Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Balgray Burn runs adjacent to a very short section of the northern boundary. The site contains a culverted watercourse.	Check on OS map GIS Landuse	-	Application of Policy: Water Environment and Drainage offers potential to avoid/reduce/mitigate and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> <p>Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment Area.</p>	<p>layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Policy on foul drainage would apply.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	<p>Medium probability of river flooding from the Balgray Burn which affects the northernmost tip of the site.</p> <p>A very small area of medium probability of surface flood risk on the eastern boundary and a very small area at high probability on the western boundary.</p>	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding, in particular from the Balgray burn to the north of the site.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and	Bio flora and	Recorded sightings of otter along the Balgray Burn to the north west of the	GIS layers	-	Need to survey watercourse to the north for otters.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	fauna interests?	fauna	<p>site.</p> <p>Within the River Tay Catchment.</p>	<p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>Provide open space adjacent to the burn to enhance its landscape and biodiversity interest. Landscaping on the northern edge of the site could also reinforce the biodiversity and landscape value of the burn.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in	Bio flora and fauna	<p>Balgray Burn to the north adjacent to the site.</p> <p>Tree belt divides the northern part of</p>	GIS aerial map/OS map/site visit	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	habitat fragmentation or greater connectivity?		<p>the site from the southern section. Also a tree belt along parts of the existing settlement edge.</p> <p>Site is currently open fields. The highest value for habitat and biodiversity currently is likely to be along the tree belt and road verge.</p>			may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Catchment for Balbeggie Primary school which does not have sufficient capacity (at 89%)	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity	Popl and human health	Currently agricultural land. Core path BURR/7 runs along the western	GIS layers for core paths	-	Application of policy: Open Space within New	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	or material assets	boundary and is a maintained path. Area of open space adjacent to the fall on the western boundary.  Short distance from play park.	and rights of way and maintained open space and existing LDP for open space allocations		Developments ensures appropriate provision of informal and formal open space alongside development proposals.  The core path running along the western boundary should be protected.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	Check CFS form	0	n/a	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Arable land.  No loss of peatland.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Good quality soils should be removed for use in other parts of Perth and Kinross.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) – site owned / controlled by single developer	Check CFS form	++	n/a	++



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

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

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

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

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

<b>Site Name:</b> Balboughty 1	<b>Source of site suggestion:</b>		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Change of use in 2006
<b>Settlement:</b> Kinfauns	<b>GIS Site Ref:</b> Balboughty 1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H279	<b>Outside or adjacent to a settlement boundary?</b> Outwith	
<b>OS Grid Ref:</b>  727588 312399	<b>Site Size (ha):</b> 5.7	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not a in a tiered settlement.	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Steading site
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Steading site, brownfield	<b>Proposed Use:</b> Housing	<b>Officer Comments:</b> Site is a set of buildings for Balboughty farm. Woodland on the site. Adjacent to agricultural land. Pond present on site.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	In River Tay Catchment area. Water quality overall status poor.  Arable farming identified as a pressure.	GIS	-	Drainage Impact Assessment required to assess potential risk of flooding/drainage	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
						requirements and to identify potential mitigation measures.  Policies on Water Environment and Drainage would apply but there may be difficulty in ensuring no adverse impact.  Requirement for approved SUDS to be implemented.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS	-		0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk	GIS	0		0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Woodland within site which could have adverse impact on biodiversity if damaged.  The site lies within the catchment of the	GIS	-	Ensure site design and layout incorporates landscaping (including native species) and any mature	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
			River Tay SAC.			<p>vegetation/trees on boundaries that to add to the biodiversity value of the area.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the		None	GIS	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	proposal?						
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridors.	GIS	0	Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that to add to the biodiversity value of the area.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Potential to impact on air quality issues if it generated more traffic travelling into Perth. No bus stop within 400m means residents would be required to drive to local services.	GIS	-	Sustainable transport and construction methods required to help mitigate any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see	Popl and human health or material assets	Robert Douglas Memorial primary school is at capacity. Currently at 117%		--		--

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	gain? Is the site protected from prevailing winds?		could use solar gain.	Site Visit			
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Adjacent to road. In accordance with the Roads Authority.	Site Visit  Check CFS form  Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site outwith the 400m bus stop buffer. No services on site therefore travel required.	GIS	-		-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS	N/A		N/A
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No outwith tiered settlement.		--		--
	Will the site make use of existing buildings?	Material Assets	Yes, farm building that could be converted.	Site visit	++	Reuse of existing materials	++

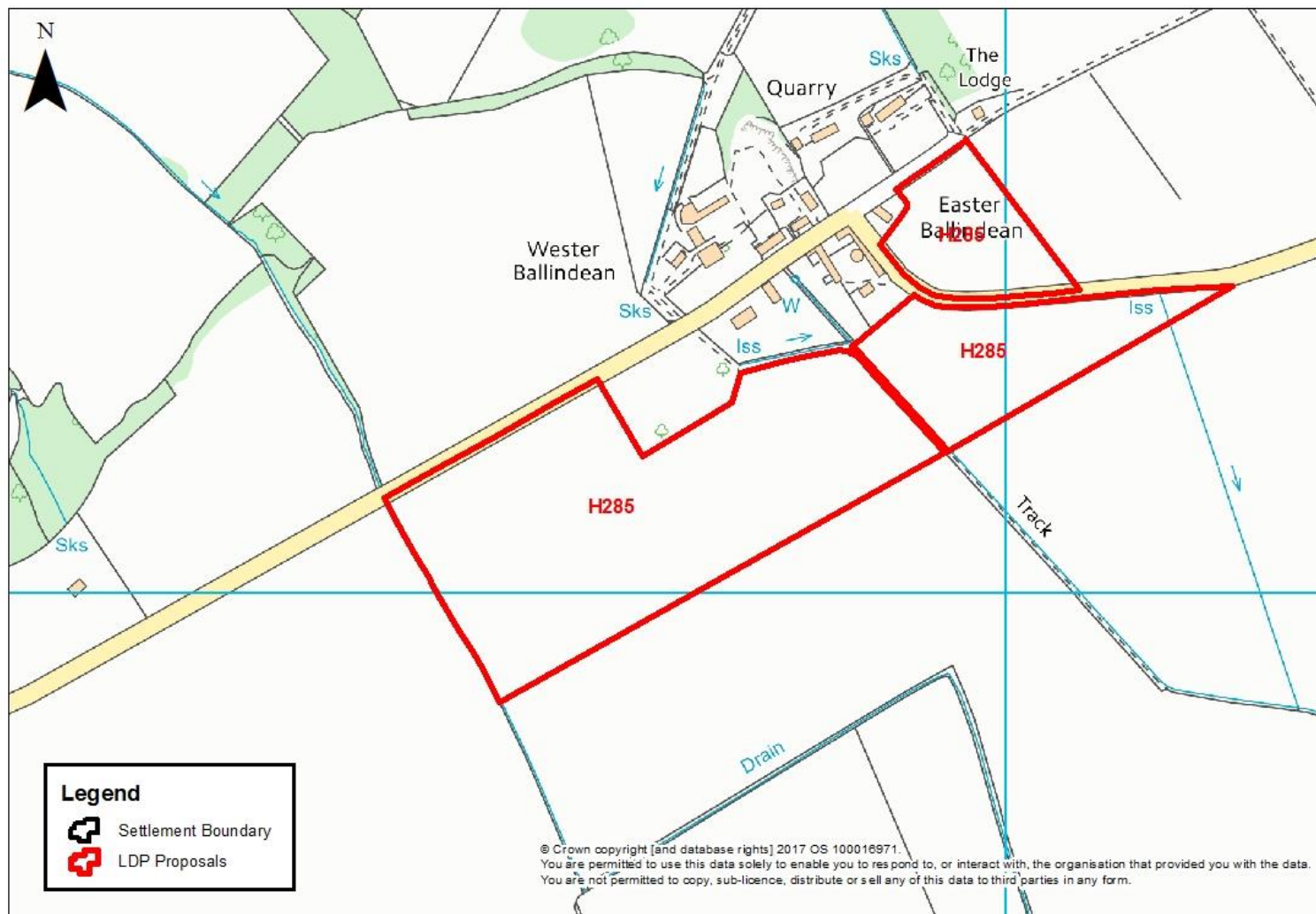
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
<b>Landscape Designated sites</b>							
	To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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.	Check Zero Waste Plan	N/A		N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Within designed landscape. Farm steading is B listed.		-	Careful design and ensuring integrity of listed building is maintained and enhanced.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Potential to create sympathetic design that enhances listed buildings and designed landscape setting.		+		+
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on	Proposed residential use considered to be broadly compatible with surrounding land uses.		0		0

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

<b>Site Name:</b> Balindean 1	<b>Source of site suggestion:</b> Call for sites		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No planning applications
<b>Settlement:</b> Ballindean	<b>GIS Site Ref:</b> Balindean 1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H285	<b>Outside or adjacent to a settlement boundary?</b> Outwith	
<b>OS Grid Ref:</b>  729132 325785	<b>Site Size (ha):</b> 10.5	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agricultural	<b>Proposed Use:</b> Housing	<b>Officer Comments:</b> Agricultural land outwith a tiered settlement.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	This lies within a SEPA waste water drainage hotspot which indicates existing water environment issues.  Waterbody classified as having an overall status of good. Arable farming pressure has been identified. Within the River Tay Catchment Area.		-	Drainage Impact Assessment required to assess potential risk of flooding/drainage requirements and to identify potential mitigation measures.  Policies on Water Environment and Drainage would apply but there may be difficulty in ensuring no adverse impact.  Requirement for approved SUDS to be implemented.	0
	Can the option connect to the public foul sewer?	Water	Assume connection possible		-	Policy on foul drainage would apply.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk		0		0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Woodland adjacent to site which could have impact on habitat if removed.  <b>In River Tay Catchment Area.</b>		-	Policy on Biodiversity applies.  Setback development from watercourse and existing woodland. However post development issues with trees could remain.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		None		0		0
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland adjacent to site which could have impact on habitat if removed.		-	Policy on Biodiversity applies. Setback development from watercourse and existing woodland. However post development issues with trees could remain.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds	Air	Potential to impact on air quality issues if it generated more traffic travelling into Perth. No bus stop within 400m measn	GIS	-		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		residents would be required to drive to local services.				
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Inchtute Primary School is close to capacity running at 81%.		--	Would require extension to school to accommodate increased school roll.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No access to open space although surrounded by farm land. Access to core path. Core path 65m from site.		+	Application of Policy regarding open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	++
	Will the proposal create/reduce employment land/opportunities?	Population	No		0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield		-	Reuse soils locally	0

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

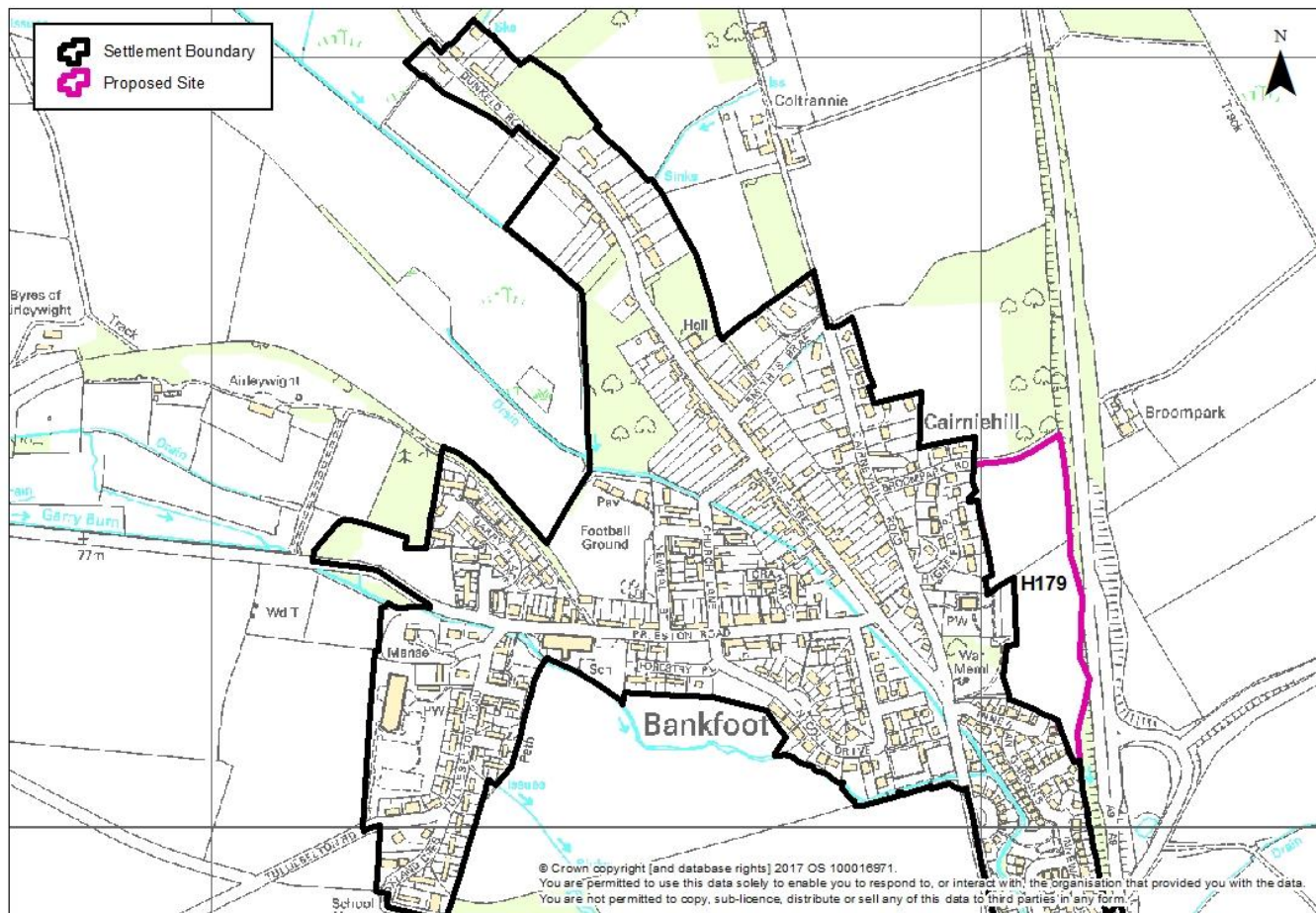
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	etc.						
	Does the proposal support a designated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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Archaeological survey required and acknowledged through design of site.		+	Design of site could acknowledge local archaeology to support historic setting of area.	++
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	No		N/A		N/A
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No constraints identified in submission.	Check CFS form	+		+



<b>Site Name:</b> Land at Highfield Place/Church Field	<b>Source of site suggestion:</b> Landowner	<b>All landowners/interested parties identified/aware? Yes</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications
<b>Settlement:</b> Bankfoot	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref: Bankfoot 1</b> <b>Proposed Plan Ref: H179</b>	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to the settlement boundary.	Assessed through previous plan (MIR ref 141) but was not carried forward as it wasn't considered compatible with the preferred spatial strategy.
<b>OS Grid Ref:</b> 307072 735319	<b>Site Size (ha):</b> 3.6ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Sloped site on the edge of A9 and eastern boundary of settlement. Tree belt to the north of the site. Access to the site is a potential issue.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Two arable fields currently in temporary grass	<b>Proposed Use:</b> Housing	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.  Access to this site could be an issue.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No water courses within or adjacent to the site.</p> <p>River Tay Catchment Area. Pressure from arable farming. Overall status of waterbody is poor.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	0	This site is unlikely to impact on the water environment as there are no watercourse within or adjacent to the site.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				assessed) layer			
	Can the option connect to the public foul sewer?	Water	Assume connection	GIS Layer for existing network	-	Policy on Foul Sewers will apply	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Small area of medium probability surface water flooding in southern end of the site.	Check all the GIS Layers for flood risk	-	Development should avoid areas at risk of flooding. A Drainage Impact Assessment should be required for this site to ensure no negative impact with regards to flooding.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>This site is within 2km of the River Tay SAC.</p> <p>Hedgehogs have been identified in the north eastern corner of the site.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p>	-	<p>The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.</p> <p>Application of policy on</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				River Tay Catchment		Biodiversity will ensure the protection of hedgehogs.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Small area of woodland on the northern edge of the site.	GIS aerial map/OS map/site visit	0	There is unlikely to be an impact on any surrounding habitats as the land is currently used for agricultural and so unlikely to provide much in the way of habitats. However careful consideration of design and planting could help create new habitats within this development enhancing the environment.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(AQMA)? (see notes)						
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is within the Auchtergaven primary school catchment which does not have any additional capacity.  The site does not aim to provide additional community facilities.	GIS Layers for school catchments	--	Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No core paths or adopted green space within or adjacent to the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Development on this site could link into and expand existing core path network.  Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No employment land will be provided within this site.	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	N/A	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	A small area on the eastern edge of the site is category 2 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Development should where possible avoid areas of prime agricultural land. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes – within 5 years of adoption of the Local Development Plan.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that a masterplan would be developed to ensure that the layout makes best use of solar gain. The submission goes on to suggest that the site is not known to be exposed to prevailing winds. Part of the site is south facing and there is a real opportunity to use eco building methods to take advantage of solar gain.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Climate Change, Carbon Reduction and Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potential access from Highfield Road, However this is a very steep, narrow road.	Site visit Check CFS form Aerial map	-	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	-
	Is the site close to a range of facilities? Can these be accessed	Climatic factors and	The site is within 400m of the nearest bus stop and local facilities	GIS layer for bus stops has	+	The development of this site should ensure it provided links	+

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

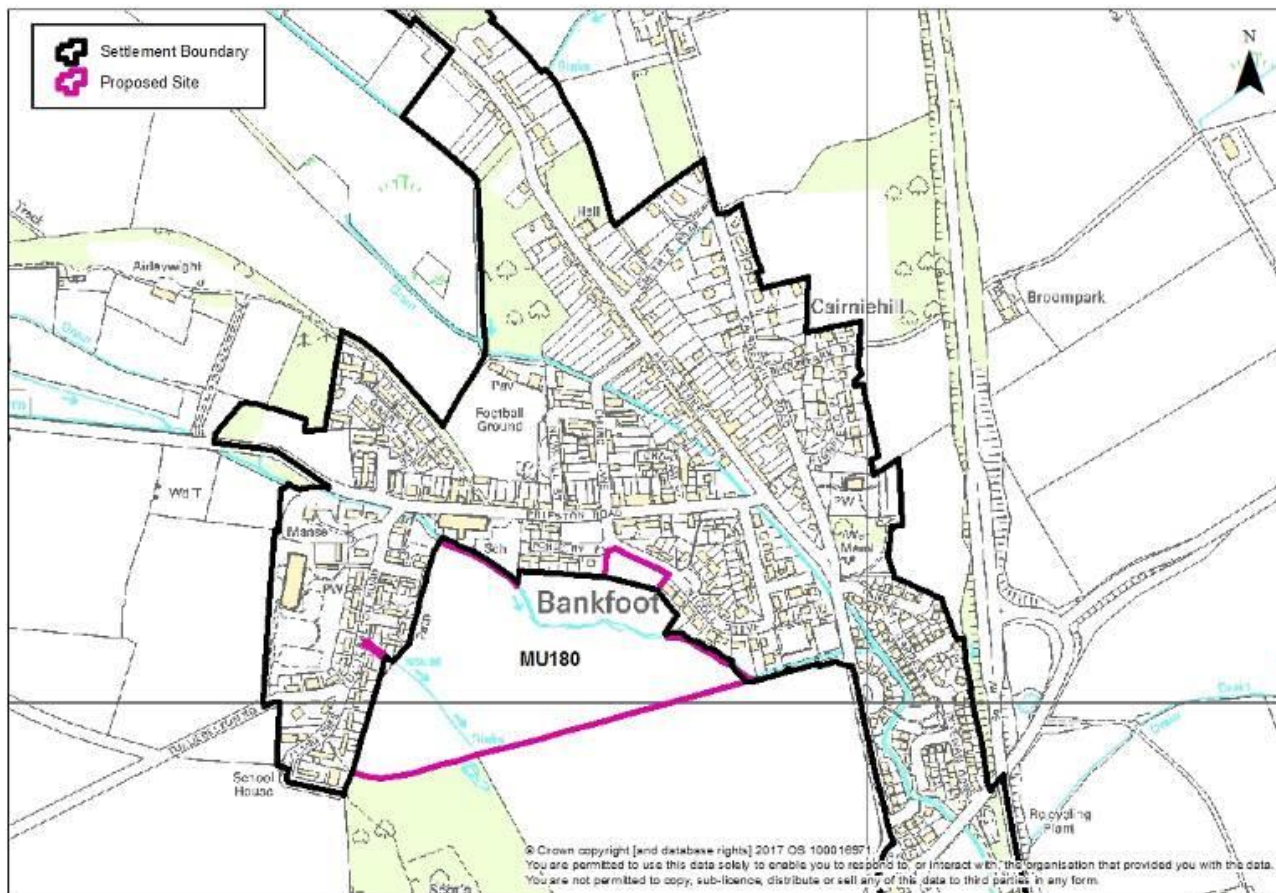


	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Site visit			
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Development of this site could increase access to the listed buildings and archaeological assets, however, it must be carefully designed to ensure it does not detract from the setting.		0	It is possible that if there is no adverse impact on cultural assets development of this site could help enhance access to the assets identified within the site. However further study would be needed to establish whether or not this is a possibility	+
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The surrounding uses are mainly residential so the proposed use (also residential) would be considered compatible.	OS map and site visit	+		+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known significant constraints.	Check CFS form	+		+

<b>Site Name:</b> Land adjacent to Bankfoot	<b>Source of site suggestion:</b> Landowner	<b>All landowners/interested parties identified/aware?</b> Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications
<b>Settlement:</b> Bankfoot	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> Bankfoot 2 <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> MU180	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to the settlement boundary.	This site formed part of a submission to the last LDP (MIR ref 143). It was suggested as an alternative at MIR stage but it was not taken forward in the proposed plan.
<b>OS Grid Ref:</b> 306546 735056	<b>Site Size (ha):</b> 9.28ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a flat site on the southern edge of the settlement. It is surrounded on three sides by residential uses with access off Nicoll Drive.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agriculture	<b>Proposed Use:</b>  Residential use and public open space, assist with flood mitigation and work with neighbouring landowner to put in place a sustainable solution to flood risk at south of Bankfoot village.	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The Garry Burn runs through this site.</p> <p>River Tay Catchment Area. Pressure from arable farming. Overall status of waterbody is poor.</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage</p>	-	Apply policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots Private water supplies (risk assessed) layer		Development should be set back from watercourses including the two ponds just outwith the site to ensure there is not negative impact.	
	Can the option connect to the public foul sewer?	Water	Assume possible connection	GIS Layer for existing network	-	Policy on Public Foul Sewers will apply	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The majority of the north-eastern half of the site is covered by SEPA medium probability river flooding. It is proposed that the developer could assist with flood mitigation and work with neighbouring landowner to put in place a sustainable solution to flood risk at south of Bankfoot village.	Check all the GIS Layers for flood risk	--	Development should avoid areas at risk of flooding. A Flood Risk Assessment should be required for this site to ensure no negative impact with regards to flooding.  Where possible development of the site should reduce the potential for flooding elsewhere.	-
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and	Bio flora and	The Garry Burn is part of the River	GIS layers	-	The site has the potential to have a negative impact on the	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	fauna interests?	fauna	Tay SAC.  No protected species recorded on this site.	SAC/SPA/SSSI/ NNR/ TPO/protected species  Loch Leven Catchment  Lunan Valley catchment  River Tay Catchment		River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is no woodland within the site but an area of ancient woodland to the southern boundary of the site.  Garry Burn runs through the site.	GIS aerial map/OS map/site visit	-	Careful consideration of design and planting could help create new habitats within this development, connecting to existing woodland on the edge of the site, enhancing the environment.  There should be no culverting, and where possible restoration of watercourses that have been previously diverted should be considered.	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						Development should be well set back from watercourses	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health	The site is within the Auchtergaven primary school catchment which does not have any additional capacity.  There are existing community facilities within Bankfoot; this site does not aim to provide community faculties.	GIS Layers for school catchments	--	Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	A core path runs along the western edge and partly within the site boundary. There is also an area of greenspace to the north of the site.  It is expected that this site will provide further open space for the community.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space	0	Development on this site should link into and expand existing core path network.  Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				allocations		space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No employment land will be provided within this site.	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The south eastern half of the site is an area of category 2 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Development should where possible avoid areas of prime agricultural land. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes within 5-10 years of adoption of the local Development plan.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that a Masterplan would be developed to ensure that the layout makes best use of solar gain and that the site is not known to	Check CFS form, aerial map and possibly site	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			be exposed to prevailing winds.	visit			
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site could be accessed from Nicoll Drive.	Site visit  Check CFS form  Aerial map	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is within 400m of the nearest bus stop and local facilities within the village of Bankfoot.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	+	The development of this site should ensure it provided links to sustainable travel methods where possible.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	N/A	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and	N/A		N/A

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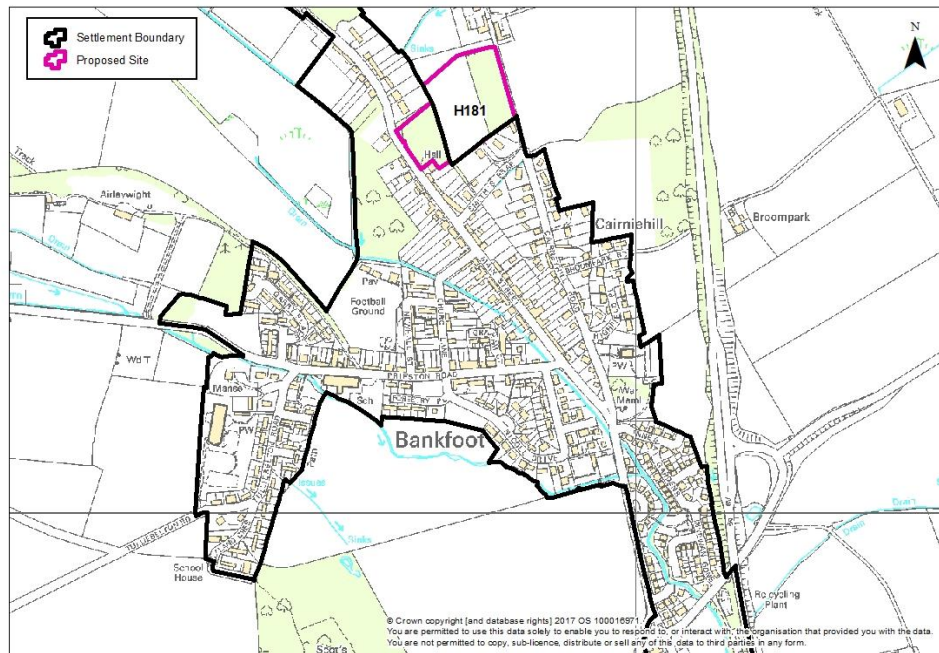
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	annex B of the Zero Waste Plan?						
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No cultural heritage assets within or adjacent to the site.	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	0		0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	N/A		N/A	Requirement for any positive enhancements, access to features, interpretation etc	N/A

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

<b>Site Name:</b> Land off Dunkeld Road, Bankfoot	<b>Source of site suggestion:</b>	All landowners/interested parties identified/aware?	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Previous planning application (in principle) for western edge of site – 12/10868/IPL  This site formed part of a submission to the last LDP (MIR ref 143). It was suggested as an alternative at MIR stage but it was not taken forward in the proposed plan.
<b>Settlement:</b>  Bankfoot	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> Bankfoot 3 <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H181	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to the settlement boundary.	
<b>OS Grid Ref:</b>  306677 735736	<b>Site Size (ha):</b>  2.8ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a steeply sloping site to the north of the village of Bankfoot. It lies adjacent to the northern boundary of the settlement with areas of woodland on both the eastern and western edges of the site.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agriculture	<b>Proposed Use:</b>  Residential	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No watercourses within or immediately adjacent to the site.</p> <p>River Tay Catchment Area. Pressure from arable farming. Overall status of waterbody is poor.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	0	This site is unlikely to impact on the water environment as there are no watercourse within or adjacent to the site.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water	Assume connection	GIS Layer for existing network	-	Policy on Public Foul Sewers applies	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The site does not appear to be at risk of flooding (SEPA maps).	Check all the GIS Layers for flood risk	0	SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the village's vulnerability in terms of flooding.	+
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	This site is within 2km of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/	-	The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA)	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			No protected species recorded within the site.	TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Both the eastern and western edges of the site and covered in woodland.	GIS aerial map/OS map/site visit	-	Woodland should be retained in line with Scottish Government Control of Woodland Removal policy and new planting should be secured in line with the Perth and Kinross Forestry and Strategy.  In line with Biodiversity policy new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or	+

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				allocations			
	Will the proposal create/reduce employment land/opportunities?	Population	No employment land will be provided within this site.	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	There is no a carbon rich soil or prime agricultural land within the site.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0		0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes – within 5 years of adoption of the Local Development Plan.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that the site is protected from prevailing winds and could make best sue of solar gain.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Access could potentially be taken off main street.	<p>Site visit</p> <p>Check CFS form</p> <p>Aerial maps</p>	0	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is within 400m of the nearest bus stop and local facilities within the village of Bankfoot.	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	+	The development of this site should ensure it provided links to sustainable travel methods where possible.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of</p>	N/A		N/A

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				the LDP (they are not digitised)  Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan as it is outwith the tiered settlements.	Check NPF3 and TAYplan SDP	-		-
	Will the site make use of existing buildings?	Material Assets	No existing buildings on this site. N/A	GIS aerial map/site visit	N/A	Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage	N/A
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No landscape designations within or surrounding the site.	GIS layers for NSA, and SLA	N/A		N/A
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	This site could be quite prominent due to the slope of the site. However the existing woodland could help screen the development.	Check existing LDP  GIS layer wild land	0	Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape	0



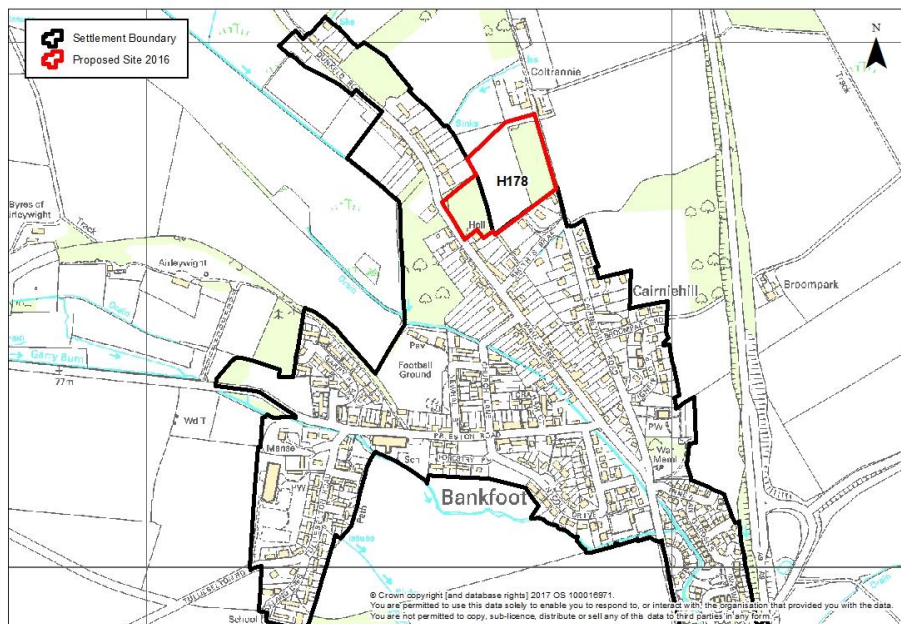
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation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

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

<b>Site Name:</b> North Dunkeld Road	<b>Source of site suggestion:</b> All landowners/interested parties identified/aware?		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  None
<b>Settlement:</b> Bankfoot	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H178	<b>Outside or adjacent to a settlement boundary?</b> Within and immediately adjacent to the settlement boundary	
<b>OS Grid Ref:</b>  735739 306677	<b>Site Size (ha):</b> 2.9	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> No	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Steeply sloping site partly with settlement boundary and potential infill. Adjacent to existing buildings and partially wooded.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> the site is in agricultural use and is undeveloped	<b>Proposed Use:</b> Housing	<b>Officer Comments</b> Site is steeply sloped. Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There should be a Construction Method Statement for this site as it is likely to have an impact on the water course due to its proximity and sloping features. This must ensure that the watercourse is protected from any pollution or	Check on OS map GIS Landuse layer Waste water drainage	-	Application of policy on Water Environment and Drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			sediment.	hotspots Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water	Yes but there are capacity issues with the sewerage network which severely constrain current development from taking place in Bankfoot.	GIS Layer for existing network	--	Work will be required by Scottish Water before any further development can take place.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is no risk of flooding at the site but Bankfoot has considerable issues regarding flooding and drainage issues and therefore any development would need to ensure this was not exacerbated.	Check all the GIS Layers for flood risk	-	Application of policy regarding New Development and flooding and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is not in an SAC or SPA It is not in an SSSI or NNR The sites are delineated by hedges	GIS layers SAC/SPA/SSSI/ NNR/	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			with some trees. There are no protected species.	TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		Retain mature trees where possible	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are woodlands on the site that should be retained	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality	Air	The proposed development of the site for housing would lead to increased vehicle trips which would have an adverse effect on the air	GIS layers	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		quality locally, but which would not trigger the designation of a new AQMA				
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material resources	Bankfoot Primary School is severely constrained in terms of space to expand.  There are no community facilities proposed at the site.	GIS Layers for school catchments	--	Developer contribution towards education. This might not, however, resolve the issue of the school.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	The site is in agricultural use and while it is open, it does not function as open space.  There is a core path adjacent to the site that should not be obstructed and could be enhanced.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policy Open Space in New Developments to provide appropriate open space  Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed	Check CFS form	0	n/a	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The site is on greenfield land	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site.  There is no peat rich soil at the site  Most of the site is not category 1, 2, or 3.1 although the northern part of the site has some category 3.1 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets		Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Sloping SW facing site that could be designed to maximise solar gain.  There is an existing tree belt around the site as well as housing on both sides.	Check CFS form, aerial map and possibly site visit	+		+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access directly off the Main Street in Bankfoot.	Site visit  Check CFS form  Aerial map	0	Application of policy on Transport and Accessibility, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stop along the Main Street and site leads of Main Street so very close to the centre of Bankfoot.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	-	Application of policy on Transport and Accessibility that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel	0



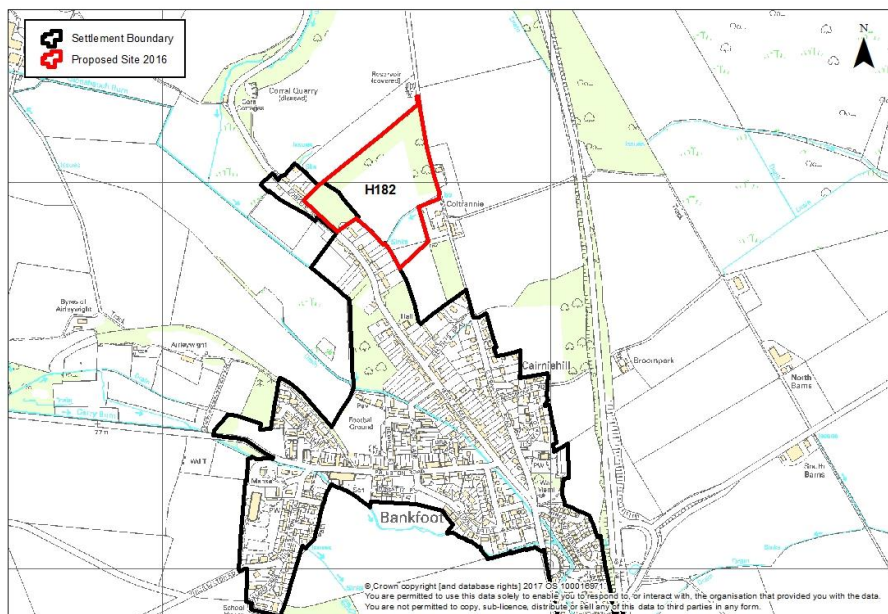
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance  Check distance to local services and amenities		demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No issues	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they are not digitised)  Check for pylons on OS map and on site visit	0	n/a	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic	Material Assets	None	Check NPF3 and TAYplan SDP	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on site	GIS aerial map/site visit	0	n/a	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA or RSA, and is not part of any local landscape designation  There is no nearby wild land	GIS layers for NSA, and SLA	0	n/a	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in and adjacent to the settlement boundary. It is a sloping site and would be visible	Check existing LDP  GIS layer wild land  Check the landscape impact using capacity study if one is available  Site visit	-		+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt is designated in the settlement	GIS layer greenbelt	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	No waste management proposals	Check Zero Waste Plan	n/a	n/a	n/a
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The site is nearly entirely covered by an area of archaeological interest. A small area of which is Scheduled at the south west corner	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of policy on Scheduled Monuments and Non-Designated Archaeology, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	The site owner acknowledges the presence of archaeological features at the site and suggests the potential of leaving these as open space if appropriate		0	n/a	0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing to the south and farmland to the north. These would be compatible with the proposed use.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The owners assert that the site is free from known constraints	Check CFS form	0	n/a	0

<b>Site Name:</b> South Dunkeld Road	<b>Source of site suggestion:</b> MIR response	<b>All landowners/interested parties identified/aware? Yes</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b> None
<b>Settlement:</b> Bankfoot	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H182	<b>Outside or adjacent to a settlement boundary?</b> Within and immediately adjacent to the settlement boundary	
<b>OS Grid Ref:</b> 735985 306677	<b>Site Size (ha):</b> 2.9	<b>Within a TAYplan preferred Settlement, if so which settlement tier? No</b>	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Steeply sloping site partly with settlement boundary and potential infill. Adjacent to existing buildings and partially wooded
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> the site is in agricultural use and is undeveloped	<b>Proposed Use:</b> Housing	<b>Officer Comments</b>  Steeply sloping site. Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There should be a Construction Method Statement for this site as it is likely to have an impact on the water course due to its proximity and sloping features. This must ensure that the watercourse is protected from any pollution or sediment.	Check on OS map GIS Landuse layer Waste water drainage hotspots	-	Application of policy regarding Water Environment and Drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			River Tay Catchment Area. Pressure from arable farming. Overall status of waterbody is poor.	Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water	Yes but there are capacity issues with the sewerage network which severely constrain current development from taking place in Bankfoot.	GIS Layer for existing network	--	Work will be required by Scottish Water before any further development can take place.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is no risk of flooding at the site but Bankfoot has considerable issues regarding flooding and drainage issues and therefore any development would need to ensure this was not exacerbated.	Check all the GIS Layers for flood risk	-	Application of policy on Water Environment and Drainage and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is not in an SAC or SPA It is not in an SSSI or NNR The sites are delineated by hedges with some trees.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species	-	Evaluation and mitigation of potential impact on biodiversity interest.  Retain mature trees where possible	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			There are no protected species. In River Tay Catchment Area	Loch Leven Catchment Lunan Valley catchment River Tay Catchment		The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are woodlands on the site that should be retained	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality	Air	The proposed development of the site for housing would lead to increased vehicle trips which would have an adverse effect on the air	GIS layers	n/a	n/a	n/a



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		quality locally, but which would not trigger the designation of a new AQMA				
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Bankfoot Primary School is severely constrained in terms of space to expand.  There are no community facilities proposed at the site.	GIS Layers for school catchments	--	Developer contribution towards education. This might not, however, resolve the issue of the school.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	The site is in agricultural use and while it is open, it does not function as open space.  There is a core path adjacent to the site that should not be obstructed and could be enhanced.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policy regarding Open Space in New Developments to provide appropriate open space  Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed	Check CFS form	0	n/a	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The site is on greenfield land	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site.  There is no peat rich soil at the site  Most of the site is not category 1, 2, or 3.1 although the northern part of the site has some category 3.1 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Sloping SW facing site that could be designed to maximise solar gain.  There is an existing tree belt around the site as well as housing on both sides.	Check CFS form, aerial map and possibly site visit	+		+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access directly off the Main Street in Bankfoot.	Site visit  Check CFS form  Aerial map	0	Application of policy on Transport and Accessibility, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stop along the Main Street and site leads of Main Street so very close to the centre of Bankfoot.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	-	Application of policy on Transport and Accessibility that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel	0

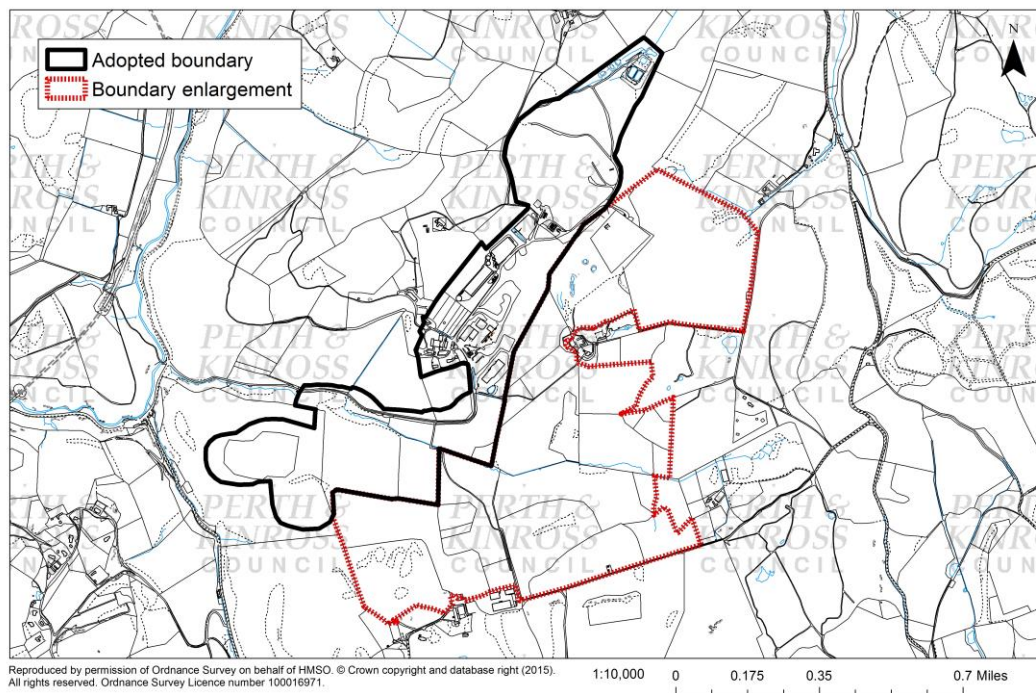
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance  Check distance to local services and amenities		demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No issues	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they are not digitised)  Check for pylons on OS map and on site visit	0	n/a	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic	Material Assets	None	Check NPF3 and TAYplan SDP	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on site	GIS aerial map/site visit	0	n/a	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA or RSA, and is not part of any local landscape designation  There is no nearby wild land	GIS layers for NSA, and SLA	0	n/a	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in and adjacent to the settlement boundary. It is a sloping site and would be visible	Check existing LDP  GIS layer wild land  Check the landscape impact using capacity study if one is available  Site visit	-		+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt is designated in the settlement	GIS layer greenbelt	n/a	n/a	n/a

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None		0	n/a	0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing to the south and farmland to the north. These would be compatible with the proposed use.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The owners assert that the site is free from known constraints	Check CFS form	0	n/a	0

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



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	The site contains a number of streams and burns. The site is in agricultural use however with more intensive horticulture use proposed, unless mitigation is applied there is	Check on OS map GIS Landuse layer	--	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>potential for an elevated amount of nutrients from fertiliser and soil treatments to migrate to watercourses.</p> <p>Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Glenfarg drinking water protection zone.</p> <p>Not in a wastewater drainage hotspot</p> <p>There are no wetlands or boggy areas on site.</p>	<p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		status	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network	n/a	n/a	n/a
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Very small pockets of the site are identified as being at medium risk of surface water flooding	Check all the GIS Layers for flood risk	0	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is mainly rough grassland/scrub or cropped.	GIS layers SAC/SPA/SSSI/ NNR/	-	Application of biodiversity policy that protects and enhances biodiversity.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>Not in a SAC or SPA</p> <p>Not in a SSSI or NNR</p> <p>There is a significant patch of ancient woodland to the east of the site (Glen Wood, Abernethy) but it is all outside the site boundary. Parts of the site have woodland cover</p> <p>No protected species identified at the site</p>	<p>TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Retain mature trees where possible</p>	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		The proposal would have no impact on geodiversity interests	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The proposal would have no impact on habitat connectivity or wildlife corridors. It is expected that much of the site will remain undeveloped and mitigation measures could be applied	GIS aerial map/OS map/site visit	0	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to	Air	<p>The proposal would not lead to the designation of a new AQMA</p> <p>With any energy generation proposal there could be emissions however these would be offset by recovery of</p>		0	Application of environmental protection policies on air quality and renewables	++

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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	by public transport?	human health	which is some considerable distance to the south of the site. It is not easily accessible by public transport, nor could it be made so.	a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The site is not within any HSE consultation zone and has no other site servicing constraints  There are gas pipelines in the area west of the site, through the Glenfarg settlement. The site is well outwith the relevant consultation zones.	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they are not digitised)  Check for pylons on OS map and on site visit	0	n/a	0

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

[illegible]

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

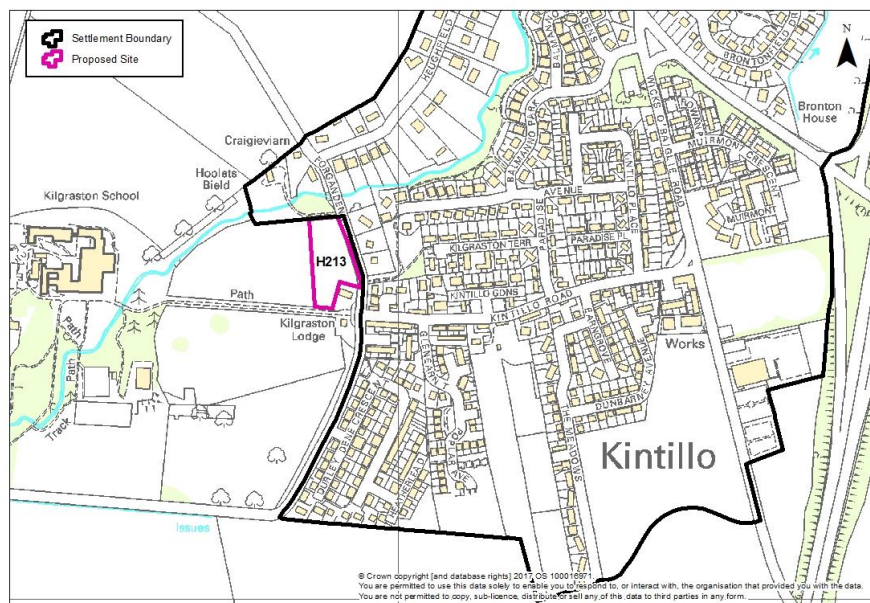


	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	marketability etc.	Assets		form			

<b>Site Name:</b> Bridge of Earn 1	<b>Source of site suggestion:</b>  CKD Galbraith on behalf of the landowner Kilgraston School		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  This site lies outwith the settlement envelope for Bridge of Earn and was considered and resisted in the current LDP the Reporter backed the Council's position and considered that "Kilgraston School is not visually part of the settlement. It stands alone within its parkland setting. Forgandenny Road together with the school's listed entrance gates and walls create a clear delineation between the school and its grounds on the one hand and the settlement on the other. The proposed expansion of the settlement beyond this logical line would leave the settlement edge much less well defined and would inevitably detract from the setting of the Category A listed school and, especially from its Category B listed entrance gate and lodge."
<b>Settlement:</b> Bridge of Earn	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Bridge of Earn1 <b>Proposed Plan Ref:</b> H213	<b>Outside or adjacent to a settlement boundary?</b> Outside	
<b>OS Grid Ref:</b> 312923 717453	<b>Site Size (ha):</b> 2.2 hectares	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Tier 1 (part of Perth Core)	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  The site lies within the grounds of the A listed Kilgraston School within the B listed entrance gate and walls, and adjacent to the B listed Kilgraston lodge at the entrance. There are mature trees which border the site along the eastern boundary with the village, along the entrance road to the school, along the edge of the burn to the north, and also along the field boundary to the south.
<b>Current Use e.g. is the site developed, sparsely developed</b>	<b>Proposed Use:</b>	<b>Officer Comments:</b>	

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



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses or boggy/wetland areas within the site although the Deich Burn does skirt the northern edge of the site.	Check on OS map GIS Landuse layer Waste water drainage	-	Apply policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots Private water supplies (risk assessed) layer		Set back development from the watercourse.	
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity)	GIS Layer for existing network	0	Apply foul drainage policy	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is some medium risk of river flooding associated to the Deich Burn within the northern edge of the site.	Check all the GIS Layers for flood risk	-	Requirement for a FRA to identify the extent of the area adjacent to the burn on the northern edge of the site where development will not be permitted	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are no designated sites to impact however there is woodland bounding the site.  There are possible post development issues with the woodland to the east	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	--	Apply Biodiversity Policy.  Water environment and Drainage policy would apply.  Setback development from	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>restricting light with potential pressure to remove these trees.</p> <p>It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.</p>	<p>d species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		watercourse and existing woodland. However post development issues with trees could remain.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is mature woodland bounding all sides of the site and a burn to the north.	GIS aerial map/OS map/site visit	-	<p>Application of Forestry, Woodland and Trees policy to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy.</p> <p>Setback development from watercourse and existing</p>	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						woodland. However post development issues with trees could remain.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layer	0		0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	It lies within the catchment for Oudenarde primary school which is running at 22% capacity and there is sufficient capacity to cope with demands.	GIS Layers for school catchments	0		0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It would not affect any formal open space but it would remove some of the amenity grounds of Kilgraston school.  There are no core paths or rights of way within the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil here but it is prime agricultural land which is not being utilised.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Reuse soils locally	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes, indicated so on the CFS form submitted	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site offers opportunity for east/west facing development however mature trees to the east will restrict light.	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation.	-
	Vehicular Access constraints or	Material	The site could be accessed off the	Site visit	-	Access road would need to be	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	opportunities - Road network capable of accommodating traffic generated?	assets and climatic factors?	private road leading to Kilgraston school.	Check CFS form aerial map		delivered to the satisfaction of the Council as Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site does not lie within easy active travel distance of the main services and amenities in Bridge of Earn but it does lie close to the bus stops on Kintillo Road.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	-		-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they are not	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				digitised)  Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0		0
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape	No designated sites will be affected.	GIS layers for NSA, and SLA	0		0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site lies outwith the settlement boundary. The David Tyldesley Landscape capacity study identifies “that land to the south of the railway forms an important open space for the setting of both the village and the Kilgraston designed landscape.”	Check existing LDP  GIS layer wild land  Check the landscape impact using	--	Sensitive design, however impacts cannot be sufficiently mitigated by design.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				capacity study if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	0		0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	<i>n/a</i>	Check Zero Waste Plan	0		0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological	Yes it will impact on the setting and designed landscape (not designated design landscape) of the A listed Kilgraston House, the B listed Kilgraston House Lodge and the	GIS layers Listed building, Scheduled	--	Sensitive design, however impacts cannot be sufficiently mitigated by design.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		heritage (and links with landscape)	<p>entrance gates (also B listed)</p> <p>Overall the combination of walls, gateway and grounds create an impressive entrance to the school and it is clear that it is not part of the surrounding village. This land is important open space for the setting of both the village and the Kilgraston designed landscape. To introduce village housing into this area would detract significantly from the general area and also from the setting of the listed buildings and gateway.</p>	<p>Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>			
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		0		0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The proposal is compatible with adjacent residential area; however residential development within the grounds of the school could be an issue.	OS map and site visit	-	Any mitigation would impact on the listed features and designed landscape of the school	-

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

<b>Site Name:</b> Bridge of Earn 2	<b>Source of site suggestion:</b>  CKD Galbraith on behalf of the landowner Kilgraston School		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  This site lies outwith the settlement envelope for Bridge of Earn and was considered and resisted in the current LDP the Reporter backed the Council's position and considered that "Kilgraston School is not visually part of the settlement. It stands alone within its parkland setting. Forgandenny Road together with the school's listed entrance gates and walls create a clear delineation between the school and its grounds on the one hand and the settlement on the other. The proposed expansion of the settlement beyond this logical line would leave the settlement edge much less well defined and would inevitably detract from the setting of the Category A listed school and, especially from its Category B listed entrance gate and lodge."
<b>Settlement:</b> Bridge of Earn	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Bridge of Earn1 <b>Proposed Plan Ref:</b> H214	<b>Outside or adjacent to a settlement boundary?</b> Outside	
<b>OS Grid Ref:</b> 312923 717453	<b>Site Size (ha):</b> 2.2 hectares	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Tier 1 (part of Perth Core)	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  The site lies within the grounds of the A listed Kilgraston School within the B listed entrance gate and walls, and adjacent to the B listed Kilgraston lodge at the entrance. There are mature trees which border the site along the eastern boundary with the village, along the entrance road to the school, along the edge of the burn to the north, and also along the field boundary to the south.
<b>Current Use e.g. is the site developed, sparsely developed</b>	<b>Proposed Use:</b>	<b>Officer Comments:</b>	

<p><b>or undeveloped (e.g. agriculture, brownfield etc):</b></p> <p>Amenity ground for Kilgraston School</p>	<p>Residential development for a limited number of homes on large plots of a similar density to neighbouring properties opposite Kilgraston Lodge.</p>	<p>The sites put forward would extend the village into the school grounds but with no suitable physical feature which could provide a western village boundary. The school buildings are category A listed buildings and the entrance gate and associated structure are B listed. High walls protect the school on the north and south sides of the entrance gate running along this length of Forgandenny Road. Overall the combination of walls, gateway and grounds create an impressive entrance to the school and it is clear that it is not part of the surrounding village. This land is important open space for the setting of both the village and the Kilgraston designed landscape. To introduce village housing into this area would detract significantly from the general area and also from the setting of the listed buildings and gateway.</p> <p>There could also be some post development issues with the mature trees to the east as they will restrict light.</p>	
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses or boggy/wetland areas within the site although the Deich Burn does skirt the northern edge of the site.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS  Set back development from the watercourse.	0
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity)	GIS Layer for existing network	0	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	There is some medium risk of river flooding associated to the Deich Burn within the northern edge of the site.	Check all the GIS Layers for flood risk	-	Requirement for a FRA to identify the extent of the area adjacent to the burn on the	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health				northern edge of the site where development will not be permitted	
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>There are no designated sites to impact however there is woodland bounding the site.</p> <p>There are possible post development issues with the woodland to the east restricting light with potential pressure to remove these trees.</p> <p>It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	--	<p>Biodiversity Policy would apply.</p> <p>Water and environment and drainage policy would apply. Setback development from watercourse and existing woodland. However post development issues with trees could remain.</p>	-
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is mature woodland bounding all sides of the site and a burn to the north.	GIS aerial map/OS map/site visit	-	Application of Forestry, Woodland and Tree policy to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy.  Setback development from watercourse and existing woodland. However post development issues with trees could remain.	-
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	0		0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material	It lies within the catchment for Oudenarde primary school which is running at 22% capacity and there is	GIS Layers for school catchments	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets	sufficient capacity to cope with demands.				
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It would not affect any formal open space but it would remove some of the amenity grounds of Kilgraston school.  There are no core paths or rights of way within the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil here but it is prime agricultural land which is not being utilised.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Reuse soils locally	-

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

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

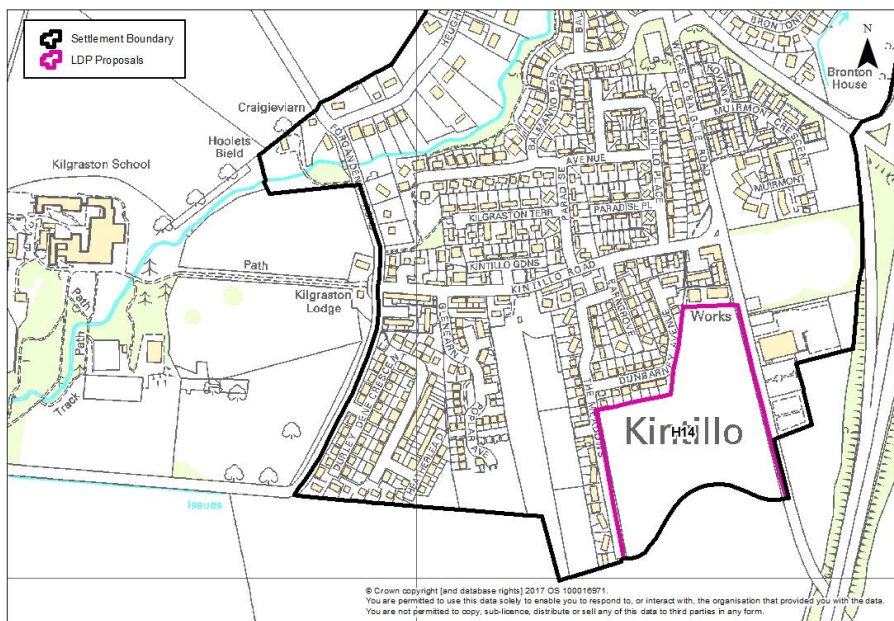
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	including NSAs, and local landscape designations?			NSA, and SLA			
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site lies outwith the settlement boundary. The David Tyldesley Landscape capacity study identifies “that land to the south of the railway forms an important open space for the setting of both the village and the Kilgraston designed landscape.”	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Sensitive design, however impacts cannot be sufficiently mitigated by design.	--
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	<i>n/a</i>	Check Zero Waste Plan	0		0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Yes it will impact on the setting and designed landscape (not designated design landscape) of the A listed Kilgraston House, the B listed Kilgraston House Lodge and the entrance gates (also B listed)</p> <p>Overall the combination of walls, gateway and grounds create an impressive entrance to the school and it is clear that it is not part of the surrounding village. This land is important open space for the setting of both the village and the Kilgraston designed landscape. To introduce village housing into this area would detract significantly from the general area and also from the setting of the listed buildings and gateway.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	--	Sensitive design, however impacts cannot be sufficiently mitigated by design.	--



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

<b>Site Name:</b> Bridge of Earn H14	<b>Source of site suggestion:</b> Main Issues Report (extension to an existing site)		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  The extended site was submitted through the previous LDP
<b>Settlement:</b> Bridge of Earn	<b>GIS Site Ref:</b>  <b>MIR Site Ref: H14 Extension</b>  <b>Pre-MIR Site Ref: N/A</b>	<b>Outside or adjacent to a settlement boundary?</b> An extension to the existing site (H14) this is immediately adjacent to the settlement boundary.	However the extent of the allocated site was agreed in line with the Draft Perth Area Local Plan and the surrounding landscape (the southern boundary follow the slope of the land.)
<b>OS Grid Ref:</b>  717213 313393	<b>Site Size (ha):</b>  5.02ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Bridge of Earn H72	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is an extension to an existing site within the 2014 adopted LDP. The extension lies outwith the existing settlement boundary for Bridge of Earn.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agricultural	<b>Proposed Use:</b>  Housing	<b>Officer Comments:</b>  Tier 1 (part of Perth Core)  There is no need for additional housing land with this area. The existing boundary follows the slope of the land and provides a logical edge to the settlement.	It is part of a larger agricultural field.  Residential development borders the site to the west, employment land to the north, Wicks O'Baigle Road runs parallel to the east, and agricultural land lies to the south.



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Site is not within a waste water hotspot area.</p> <p>There are no existing watercourses on this site.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	N/A	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There are small areas of SEPA medium risk surface water flooding within this site.	Check all the GIS Layers for flood risk	-	A drainage impact assessment would be required to ensure there is no negative impact.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No protected species have been recorded within the extension to this site.  This site is within the River Tay Catchment Area.	GIS layers SAC/SPA/SSSI/NNR/TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	--	An appropriate assessment will be required to ensure there is no negative impact on the SAC.	0
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	N/A	0
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	This proposal would result in the loss of undeveloped land which could potentially have a negative impact on biodiversity and habits.	GIS aerial map/OS map/site visit	-	Any new development should promote and enhance biodiversity.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	0	N/A	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	It lies within the catchment for Oudenarde primary school which is running at 22% capacity and there is sufficient capacity to cope with demands.	GIS Layers for school catchments	0	N/A	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	This proposal is unlikely to have an impact on open space.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	N/A housing site.	Check CFS form	N/A	N/A	N/A
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield.	GIS aerial map/site visit	0	N/A	0
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	<p>This site extension is within an area of prime agricultural land with all of the extension considered as class 3.1 (prime).</p> <p>The whole of the site is classes as mineral soil (no peat).</p>	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Reuse soils locally	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes, the applicant suggests that work is progressing on this site.	Check CFS form	+	N/A	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Yes	Check CFS form, aerial map and possibly site visit	+	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						make them resilient to the projected climatic changes in precipitation and temperature	
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	The adjacent residential site to the west has been developed to allow roads access to this site.	<p>Site visit</p> <p>Check CFS form aerial map</p>	+	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>The majority of this extension is within the buffer distance for bus stops.</p> <p>The site is close to existing facilities within the town of Bridge of Earn.</p>	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	+	N/A	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No.	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	N/A	N/A	N/A

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No, however it is within a tiered settlement so would be in line with the SDP.	Check NPF3 and TAYplan SDP	+	N/A	+
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS aerial map/site visit	0	N/A	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	There are no landscape designations within this site.	GIS layers for NSA, and SLA	0	N/A	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The current site boundary follows the slope of the land to the south of this settlement. The proposed extension is on an area of slightly higher land and could have a more significant impact on the setting of the village (than the exiting boundary).	Check existing LDP GIS layer wild land  Check the landscape impact using capacity study if one is available  Site visit	0	Application of polices on landscape.	0
	Will the proposal have an adverse impact on the	Popl and human health	No.	GIS layer greenbelt	0	N/A	0



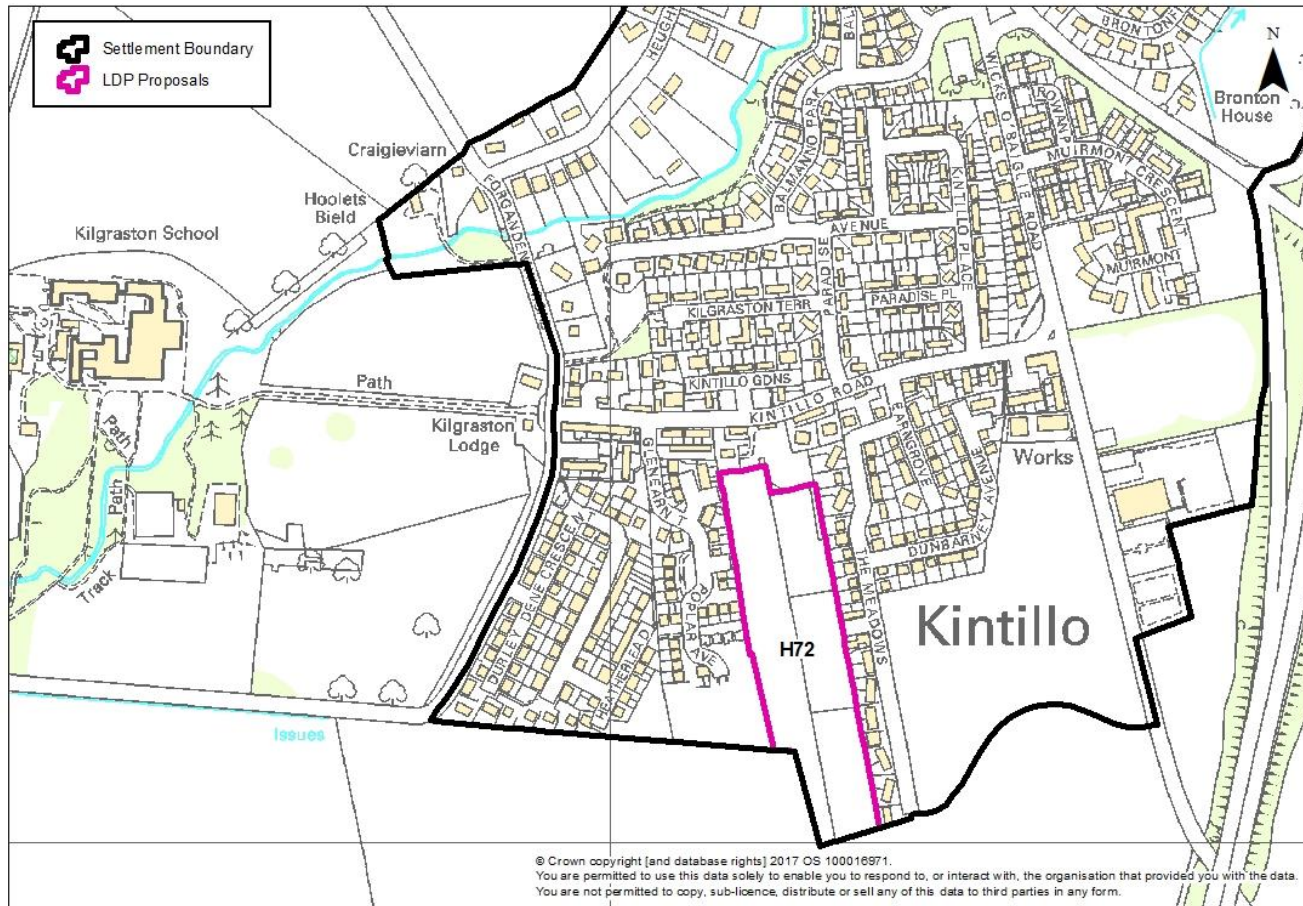
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	integrity of the greenbelt?	or material assets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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Limited impact.		0	N/A	0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes neighbouring uses are housing and agricultural.	OS map and site visit	+	N/A	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No know constraints.	Check CFS form	+	N/A	+

<b>Site Name:</b> Bridge of Earn H72	<b>Source of site suggestion:</b>  Existing LDP site		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Already located inside the settlement boundary, this windfall site was considered for a specific housing allocation through the LDP examination. The outcome of which was to recommend that the site be allocated for housing (70 units).  No planning application has been received yet, however the owner has submitted a PAN in May 2015.  A previous planning application for 107 units was submitted in 2009 but withdrawn in 2001 (99/00837/FUL)
<b>Settlement:</b> Bridge of Earn	<b>GIS Site Ref:</b> H72 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b>	<b>Outside or adjacent to a settlement boundary?</b> Inside	
<b>OS Grid Ref:</b>  717192 313185	<b>Site Size (ha):</b> 2.9 hectares	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Tier 1 (part of Perth Core)	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  The site lies within the grounds of the A listed Kilgraston School within the B listed entrance gate and walls, and adjacent to the B listed Kilgraston lodge at the entrance. There are mature trees which border the site along the eastern boundary with the village, along the entrance road to the school, along the edge of the burn to the north, and also along the field boundary to the south.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>	<b>Proposed Use:</b>  Housing.	<b>Officer Comments:</b>  The LDP allocates this site for housing and there are site specific developer requirements associated with its	

Currently in agricultural use as  
crop and grazing land

proposed development



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses or boggy/wetland areas within the site.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	0
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity)	GIS Layer for existing network	0	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	There is no risk of flooding from surface water or from rivers on the site although there are isolated areas	Check all the GIS Layers for flood risk	0	New development and flooding policy would apply.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health	in the vicinity that are at risk from surface water flooding.				
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>There are no designated sites to impact however there is scrub planting and a handful of trees at the site.</p> <p>Protected species (Hedgehog) identified at a nearby site to the east.</p> <p>It does lie within the catchment of the River Tay SAC. However this proposal makes provision for change but could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	--	<p>Biodiversity policy would apply.</p> <p>New development and flooding policy would apply.</p> <p>Set back development from existing trees where possible</p>	-
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by	Bio flora and	There are a handful of mature trees at the site. The site is on the	GIS aerial map/OS	-	Application of Forestry, Wodland and Trees policy to	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the proposal – will it result in habitat fragmentation or greater connectivity?	fauna	periphery of the settlement and is bounded on its southern edge by open countryside	map/site visit		avoid/reduce/mitigate and enhance any impacts - retaining trees and securing new planting  Set back development from existing trees.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layer	0	n/a	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	It lies within the catchment for Oudenarde primary school which is running at 22% capacity and there is sufficient capacity to cope with demands.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It would not affect any formal open space but it would remove an open infill area in the settlement boundary.  There are no core paths or rights of way within the site.	GIS layers for core paths and rights of way and maintained open space and existing	-	The application of community facilities, sports and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				LDP for open space allocations			
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0	n/a	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil here but part of the site is prime agricultural land (category 2) which is not being used.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Reuse soils locally	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes, indicated so on the CFS form submitted	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site offers opportunity for south facing development and infills an area in the settlement boundary.	Check CFS form, aerial map and possibly site visit	0	Siting and design of buildings to take account of solar orientation.	+



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

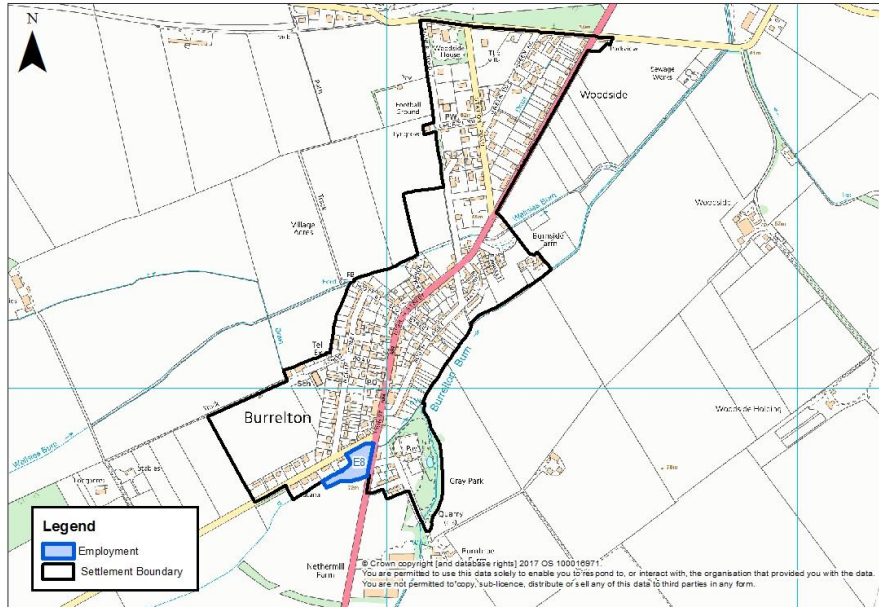
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				at the back of the LDP (they are not digitised)  Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings at the site	GIS aerial map/site visit	0	n/a	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	No designated sites will be affected.	GIS layers for NSA, and SLA	0	n/a	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is inside the settlement boundary and would be viewed as part of the built-up area of the existing settlement.	Check existing LDP  GIS layer wild land  Check the	-	Sensitive design, however impacts cannot be sufficiently mitigated by design.	0

[illegible]

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are some archaeological features to the north west corner of the site  No Scheduled Monuments in the area	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	-	Application of Scheduled monuments and Non Designated Archaeology policy to avoid adverse impact on archaeological features and their setting.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		0	n/a	0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The proposal is compatible with adjacent residential areas and is within the settlement boundary	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	No	Check CFS	0	n/a	0

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

<b>Site Name:</b> E8 Employment site	<b>Source of site suggestion:</b> Adopted LDP site	<b>All landowners/interested parties identified/aware? Yes</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Site is allocated in the Local Plan.
<b>Settlement:</b>  Burrelton	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> E8	<b>Outside or adjacent to a settlement boundary?</b>  Within settlement boundary	
<b>OS Grid Ref:</b> 736811 319919	<b>Site Size (ha):</b> 0.5	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is brownfield
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Brownfield	<b>Proposed Use:</b>  Employment.	<b>Officer Comments</b>  Existing site in the adopted LDP	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No water courses adjacent to this site	Check on OS map GIS Landuse layer Waste water drainage	0	No culverting of burns and restoration of any watercourses that have been previously diverted (in line with policy), will protect the water environment.  Development should be set	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots  Private water supplies (risk assessed) layer		back from watercourses.  Apply policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	
	Can the option connect to the public foul sewer?	Water	Yes	GIS Layer for existing network		Policy on Public Foul Sewer applies	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk areas within or adjacent to the site	Check all the GIS Layers for flood risk	0	SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the village's vulnerability in terms of flooding.	+
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are no natural designations within or surrounding the site so it is unlikely that development on this	GIS layers SAC/SPA/SSSI/ NNR/	0	In line with Policy regarding Biodiversity, new development should protect and enhance	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			will impact this.  There are no protected species recorded on this site.	TPO/protected species  Loch Leven Catchment  Lunan Valley catchment  River Tay Catchment		biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are a number of mature trees that abound the site that provide habitat connectivity.	GIS aerial map/OS map/site visit	0	In line with Policy regarding Biodiversity, new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly	GIS layers	-	New development should consider sustainable travel methods and sustainable	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		negative environmental impacts.			construction methods in line with policies. This will help mitigate against any negative impact on air quality	
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Provides opportunities for employment within the area.	GIS Layers for school catchments	+		+
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	A core path and area of maintained open space lie to the north west of this site. No direct impact on either.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0		0
	Will the proposal create/reduce employment land/opportunities?	Population	The site should provide employment opportunities.	Check CFS form	++		++
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield site	GIS aerial map/site visit	++		++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Due to being a brownfield site, it may have contamination issues.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-		-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes – within 5 years of adoption of the Local Development Plan.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that south facing site is protected from prevailing westerly winds by the existing developed area directly to the west and by the tree planting on the south western boundary.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site could be accessed from the A94.		+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site within 400m of bus stops on the A95 Burrelton High Street.	GIS layer for bus stops has a 400m buffer so you can see	+	Where possible the development should provide access to public transport, cycle	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Also within 400m distance of school and post office.	if it is within easy active travel distance  Check distance to local services and amenities		networks and core paths.  Where possible consideration should be given to the potential for the site to provide community facilities.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they are not digitised)  Check for pylons on OS map and on site visit	N/A		N/A
	Does the proposal support a designated National Planning	Material Assets	Employment opportunities would be pretty minor and therefore whilst	Check NPF3 and TAYplan	0		0

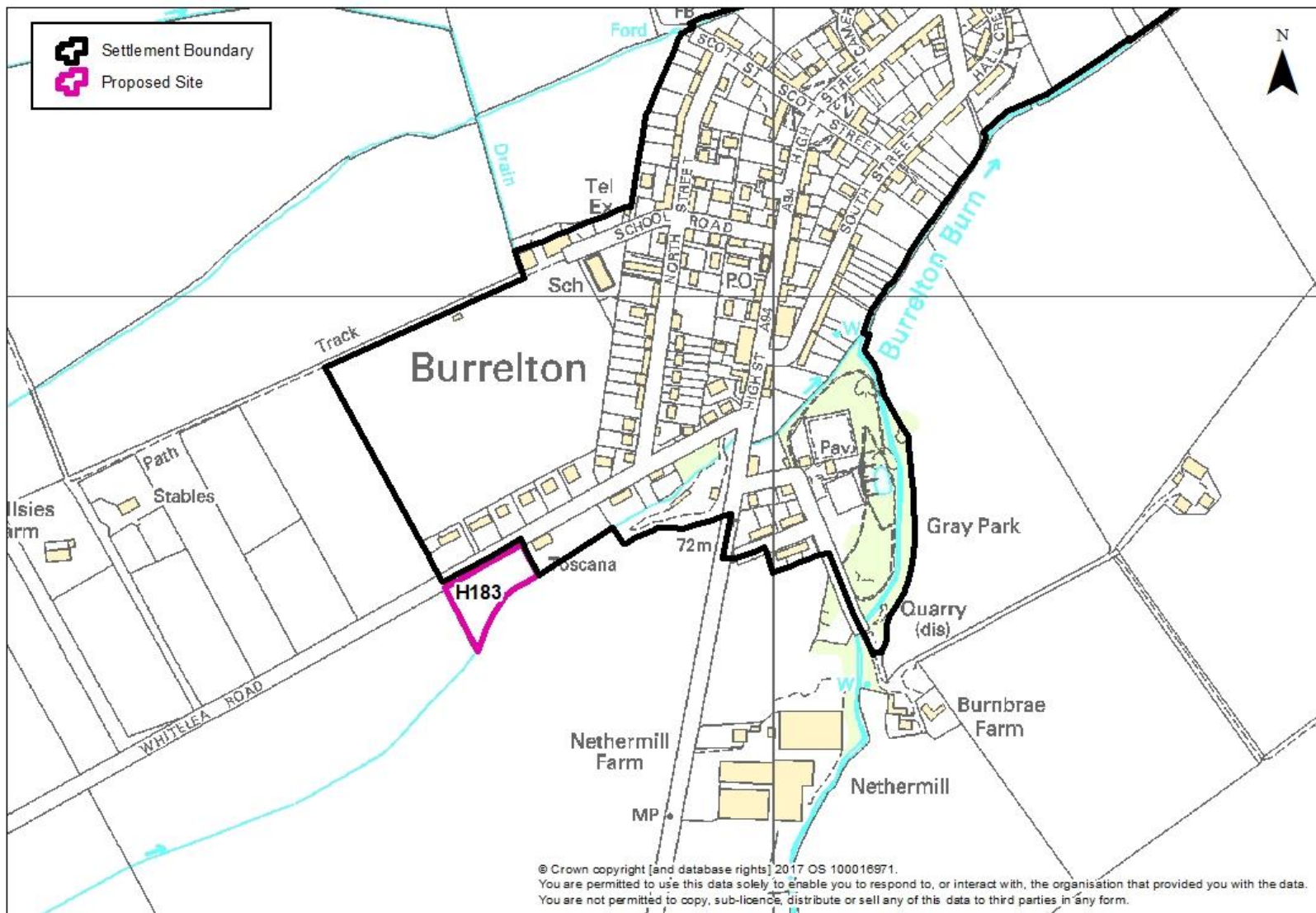
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Framework national priority or a site identified in the Strategic Development Plan?		not contrary to SDP has a neutral impact.	SDP			
	Will the site make use of existing buildings?	Material Assets	Unknown	GIS aerial map/site visit	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	There are no landscape designations within or adjacent to this site.	GIS layers for NSA, and SLA	N/A		N/A
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Within the settlement and unlikely to have any impact on landscape.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0		0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material	No	GIS layer greenbelt	N/A		N/A

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	N/A		N/A		N/A
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Neighbouring used are open fields/residential so development might be incompatible.	OS map and site visit	-		-
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

<b>Site Name:</b> Burrelton 2 (phase 1) Land to the north of Whitlea Road	<b>Source of site suggestion:</b> Submitted by Stewart Milne Homes	<b>All landowners/interested parties identified/aware? Yes</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications
<b>Settlement:</b> Burrelton	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Burrelton 2 <b>Proposed Plan Ref:</b> H183	<b>Outside or adjacent to a settlement boundary?</b>  Partly with and partly adjacent to settlement boundary	Previously submitted to the LDP (MIR ref 230) and in the proposed plan (H16). This site was removed by the reporter as it was considered contrary to TAYplan.
<b>OS Grid Ref:</b> 319722 736714	<b>Site Size (ha):</b> Approx. 6.87 hectares	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a large flat site on the western edge of the settlement.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Fields	<b>Proposed Use:</b> It is proposed that this site will be predominantly residential land, considered capable of accommodating around 80 houses of varying densities. There is potential for an extension to the primary school to be located on this site and functional open space provision as well as community facilities and community woodland incorporating paths on the north and western boundaries.	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	







	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Development of this site is not likely to have impact on water environment as there are no watercourses on or adjacent to this site.</p> <p>Pressure from arable farming. Overall status of waterbody is poor.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	0	Applying policy regarding Water Environment and Drainage will avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS will all reduce and impact on the water environment.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				assessed) layer			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network		Policy on Public Foul Sewers applies	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No known flood risk.	Check all the GIS Layers for flood risk	0	SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the villages vulnerability in terms of flooding.	+
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designated sites or protected species recorded within site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	0	In line with Policy on Biodiversity, new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Catchment Lunan Valley catchment River Tay Catchment		connect habitats should be considered.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The loss of greenfield land could result in a negative impact as it could increase habitat fragmentation.  Small areas of woodland on the site which would require protection.	GIS aerial map/OS map/site visit	0	In line with Policy on Biodiversity, new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new	Air	Increase levels of development could have slightly negative impact but this is unlikely to be significant.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Air Quality Management Area (AQMA)? (see notes)					impact on air quality	
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is within Burrelton Primary School Catchment area and this school does not have additional capacity.  However the proposal suggests that this site could be used for a primary school extension.	GIS Layers for school catchments	--	Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development.	-
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Adopted core path run along the North of the site. Additional connections could be made through this site.  There is no maintained open space within the site but the submission highlights that the development could provide additional open space.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy on Open Space in New Development ensures appropriate provision of informal and formal open space alongside any development proposals.  As well as this development on this site could link into the existing core path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	This site is unlikely to provide significant employment opportunities.	Check CFS form	0	It is unlikely that this site would be appropriate for an employment or mixed use allocation due to its rural location.	0
<b>Soils</b>							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or carbon rich soils.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0		0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing so could make use of solar gain.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site lies immediately adjacent to Whitelea Road which is an adopted road and suitable for access. This road leads directly to the A94, the main route through the village.	Site visit Check CFS form Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed	Climatic factors and	Site within 400m of bus stops on the	GIS layer for bus stops has	+	Where possible the development should provide	++

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

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



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

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

<b>Site Name:</b> Burrelton 2 (phase 2) Land to the north of Phase 1	<b>Source of site suggestion:</b> Submitted by Stewart Milne Homes	<b>All landowners/interested parties identified/aware? Yes</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications  Parts of this site where previously submitted to the LDP (MIR ref 235/236) but not carried forward into the MIR
<b>Settlement:</b> Burrelton	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Burrelton 2 <b>Proposed Plan Ref:</b> MU184	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 319766 737194	<b>Site Size (ha):</b>  <b>Approx. 13.3 hectares</b>	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a flat site that lies on the western edge of the village. The neighbouring uses are agriculture and residential.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Open fields	<b>Proposed Use:</b> Phase 2 would be mixed use housing with scope for small scale employment uses to be located here also should there be an identified need. Appropriate landscaping and open space would be provided.	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water	Water	There is a small water course (Wellsies Burn) running through the	Check on OS map	-	No culverting of burns and restoration of any watercourses	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	environment? (see notes)		site.  Pressure from arable farming. Overall status of waterbody is poor.	GIS Landuse layer  Waste water drainage hotspots  Private water supplies (risk assessed) layer		that have been previously diverted (in line with policy on Water Environment and Drainage), will protect the water environment.  Development should be set back from watercourses.  Apply policy which will avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS will all reduce and impact on the water environment.	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network		Policy on Public Foul Sewers applies	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Area of medium probability river flooding following the watercourse (Wellsies Burn).	Check all the GIS Layers for flood risk	-	A flood Risk Assessment should be undertaken to ensure development is located away from areas that may flood.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designated sites or protected species recorded within site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	0	In line with Policy on Biodiversity, new development should protect and enhance biodiversity.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		Development on this site should consider this and any opportunities to create or connect habitats should be considered.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The loss of greenfield land could result in a negative impact as it could increase habitat fragmentation.	GIS aerial map/OS map/site visit	0	In line with Policy on Biodiversity, new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air	Air	Increase levels of development could have slightly negative impact but this is unlikely to be significant.	GIS Layers	-	New development should consider sustainable travel methods and sustainable construction methods in line	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)					with policies. This will help mitigate against any negative impact on air quality	
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is within Burrelton Primary School Catchment area and this school does not have additional capacity.	GIS Layers for school catchments	--	Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Adopted core path runs through the site. Additional connections could be made throughout the site.  There is no maintained open space within the site but the submission highlights that the development could provide additional open space and connections to existing green network.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.  As well as this development on this site could link into the existing core path network and green networks.	+
	Will the proposal create/reduce employment land/opportunities?	Population	It is proposed that phase 2 could provide employment land.	Check CFS form	+		+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or carbon rich soils.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0		
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing so could make use of solar gain.	Check CFS form, aerial map and possibly site visit	+	In line with policy regarding Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site lies immediately adjacent to Whitelea Road which is an adopted road and suitable for access. This road leads directly to the A94, the main route through the village.	Site visit Check CFS form Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site within 400m of bus stops on the A95 Burrelton High Street.  Also within 400m distance of school	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	+	Where possible the development should provide access to public transport, cycle networks and core paths.	++



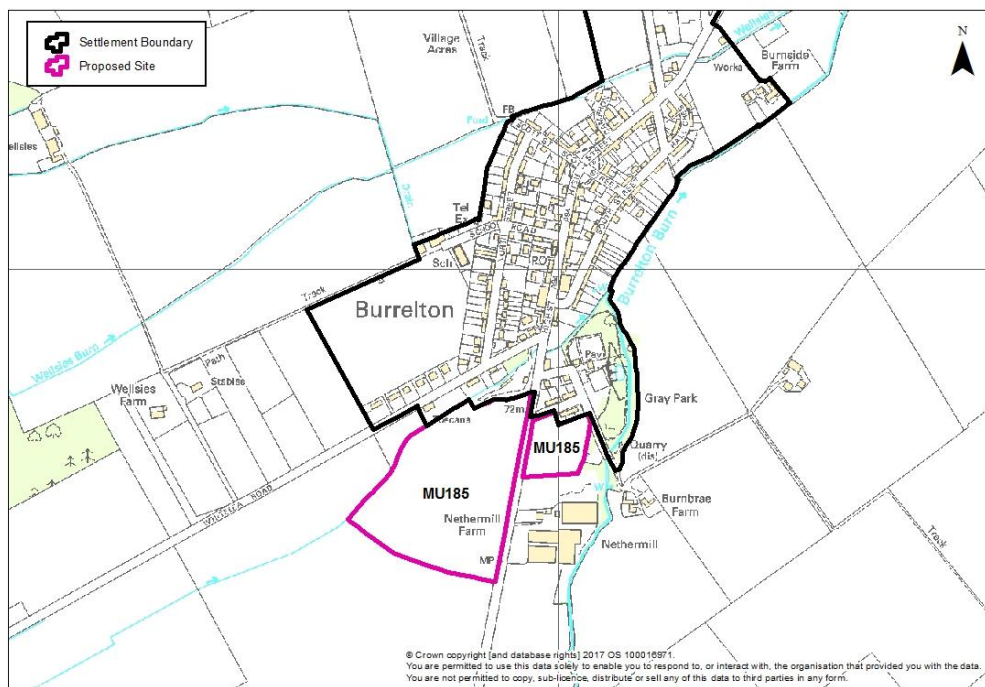
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			and post office.	travel distance  Check distance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

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

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

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

<b>Site Name:</b> Land at Nethermill Farm	<b>Source of site suggestion:</b> A & J Stephens	<b>All landowners/interested parties identified/aware?</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications
<b>Settlement:</b> Burrelton	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> Burrelton 3 <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> MU185	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to the settlement of Burrelton	Parts of this site where previously submitted to the LDP (MIR ref 233/234) but not carried forward into the MIR
<b>OS Grid Ref:</b> 319838 736628	<b>Site Size (ha):</b> 5.4 ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a flat site that lies on southern edge of the village. The neighbouring uses are agriculture and residential.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agriculture	<b>Proposed Use:</b> Housing and Community facilities.	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Small burn follows the western boundary of the site.  Pressure from arable farming. Overall status of waterbody is poor.	Check on OS map GIS Landuse layer Waste water	-	No culverting of burns and restoration of any watercourses that have been previously diverted (in line with policy on Water Environment and Drainage), which will protect	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				drainage hotspots Private water supplies (risk assessed) layer		the water environment. Development should be set back from watercourses. Apply policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network		Policy on Public Foul Sewers applies	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk areas within or adjacent to the site	Check all the GIS Layers for flood risk	0	SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the villages vulnerability in terms of flooding.	+
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and	Bio flora and fauna	There are no natural designations within or surrounding the site so it is unlikely that development on this	GIS layers SAC/SPA/SSSI/	0	In line with Policy on Biodiversity, new development should protect and enhance	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	fauna interests?		will impact this.  There are no protected species recorded on this site.	NNR/ TPO/protected species  Loch Leven Catchment  Lunan Valley catchment  River Tay Catchment		biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	An area of woodland runs between the two sites and a small watercourse runs along the western boundary of the site.	GIS aerial map/OS map/site visit	0	In line with Policy on Biodiversity, new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management	Air	Not likely to have a significant impact on air quality. However increase	GIS layers	-	New development should consider sustainable travel	0



[illegible]

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The whole of the site contains category 3 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Prime Agricultural Land should be protected where possible, where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes – within 5 years of adoption of the Local Development Plan.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that south facing site is protected from prevailing westerly winds by the existing developed area directly to the west and by the tree planting on the south western boundary.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site could be accessed from the A94.	Site visit Check CFS form Aerial map	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+

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

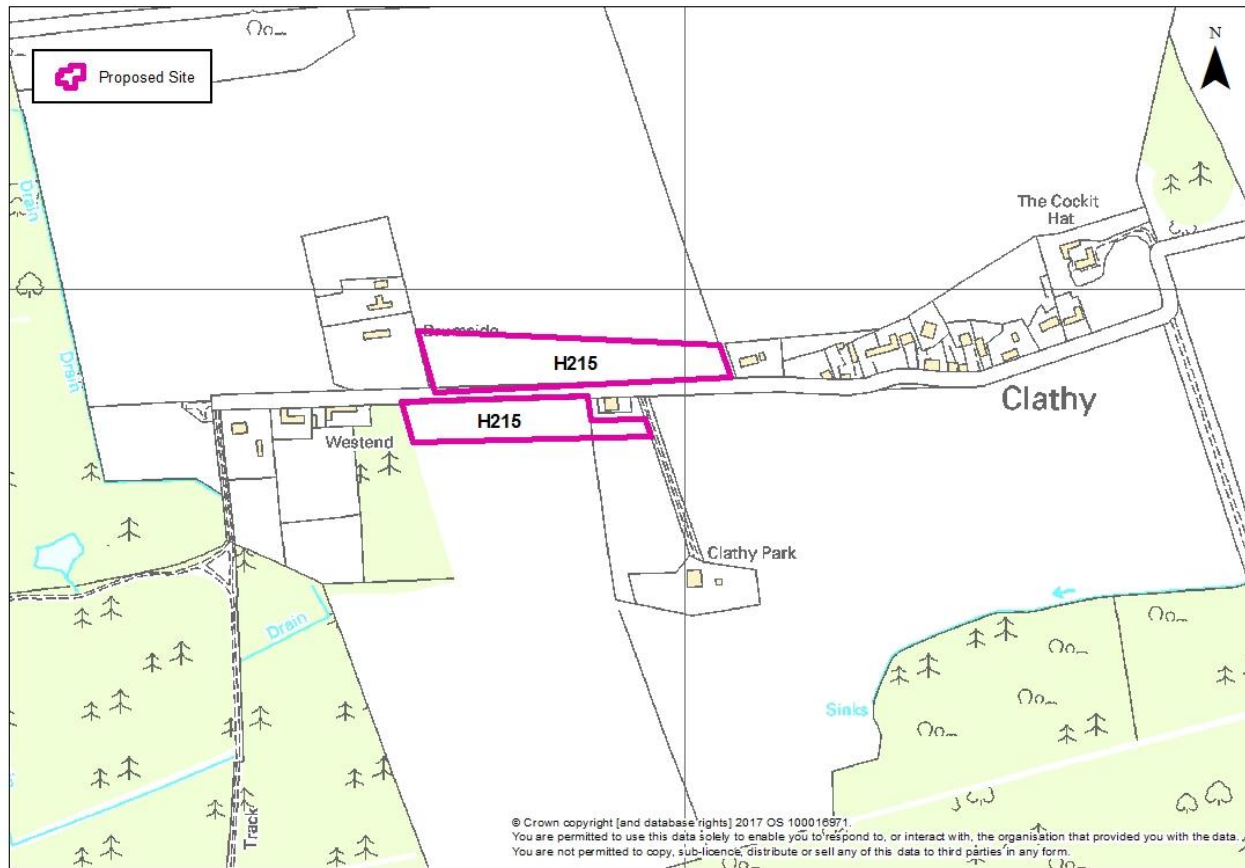
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				site visit			
	Does the proposal support a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

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

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

<b>Site Name:</b> Clathy 1	<b>Source of site suggestion:</b> All landowners/interested parties identified/aware?  I+ H Brown Ltd (landowner and developer)		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Clathy does not have a settlement boundary in the current LDP.
<b>Settlement:</b> Clathy 1	<b>GIS Site Ref:</b> H215 <b>MIR Site Ref:</b> Clathy 1 <b>Pre-MIR Site Ref:</b> H215	<b>Outside or adjacent to a settlement boundary?</b>  Outwith	
<b>OS Grid Ref:</b> 298826 719865	<b>Site Size (ha):</b> 2.4 hectares	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  No	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is an infill site at the western end of Clathy, following the pattern of roadside development on both sides of the road.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Arable land.	<b>Proposed Use:</b>  Residential	<b>Officer Comments</b>  LDP requires to be compatible with TAYplan and its tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas. Clathy is not considered to be a suitable location for significant new development as there are no services within easy active travel distance and therefore there is no settlement boundary identified in the LDP for it.  Due to the size of Clathy and limited local services it is not a suitable settlement for this level of development	

		as it is not a sustainable location and the character of the area would be negatively impacted by the proposal. Policy for Housing in the Countryside provides a suitable framework for considering appropriate levels of new development in Clathry.	
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no waterways in or immediately adjacent to the site.</p> <p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p>	-	Application of policies on the Water Environment and Drainage to avoid/reduce/mitigate and enhance any possible impacts on the water environment – and require appropriate SUDS	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				layer			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No	Check all the GIS Layers for flood risk	0	Application of policies on the Water Environment & Drainage would help reduce the risk of flooding.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Possible but there are no designated sites and it is farmland.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species  Loch Leven Catchment  Lunan Valley	0	Application of the biodiversity policy.  Application of the Water Environment and Drainage policy.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment			
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The current landuse is agricultural. It will not result in habitat fragmentation.  There are some trees bounding the site.	GIS aerial map/OS map/site visit	0	Secure sufficient setback from any trees that bound the site.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	No Auchterarder primary school is currently over capacity.	GIS Layers for school catchments	-	Proportional developer contributions will be sought towards primary education provision.	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There are no core paths within the site and there is no maintained open space within the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	Greenfield	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	It is mineral soil with no peat content and it does not have any prime agricultural land (class 3.2).	GIS Layers for carbon richness (which shows whether there is peatland),	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and prime agricultural land (LCA 50K)			
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is relatively open to south and north. Residential development and forestry to the west provide some protection from prevailing winds	Check CFS form, aerial map and possibly site visit	-	Design and layout to maximise opportunities for solar gain.	0
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	In accordance with the Roads Authority.	.Site visit  Check CFS form aerial map	0		0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Does not lie within 400 m of an existing bus stop, and the primary school in Auchterarder and other services are beyond easy active travel distance.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	--		--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	LDP requires to be compatible with TAYplan and it's tiered approach to concentrating development on the principal settlements, and directing the majority of allocations to the main settlements whilst allowing limited development in other areas.	Check NPF3 and TAYplan SDP	--		--
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0		0

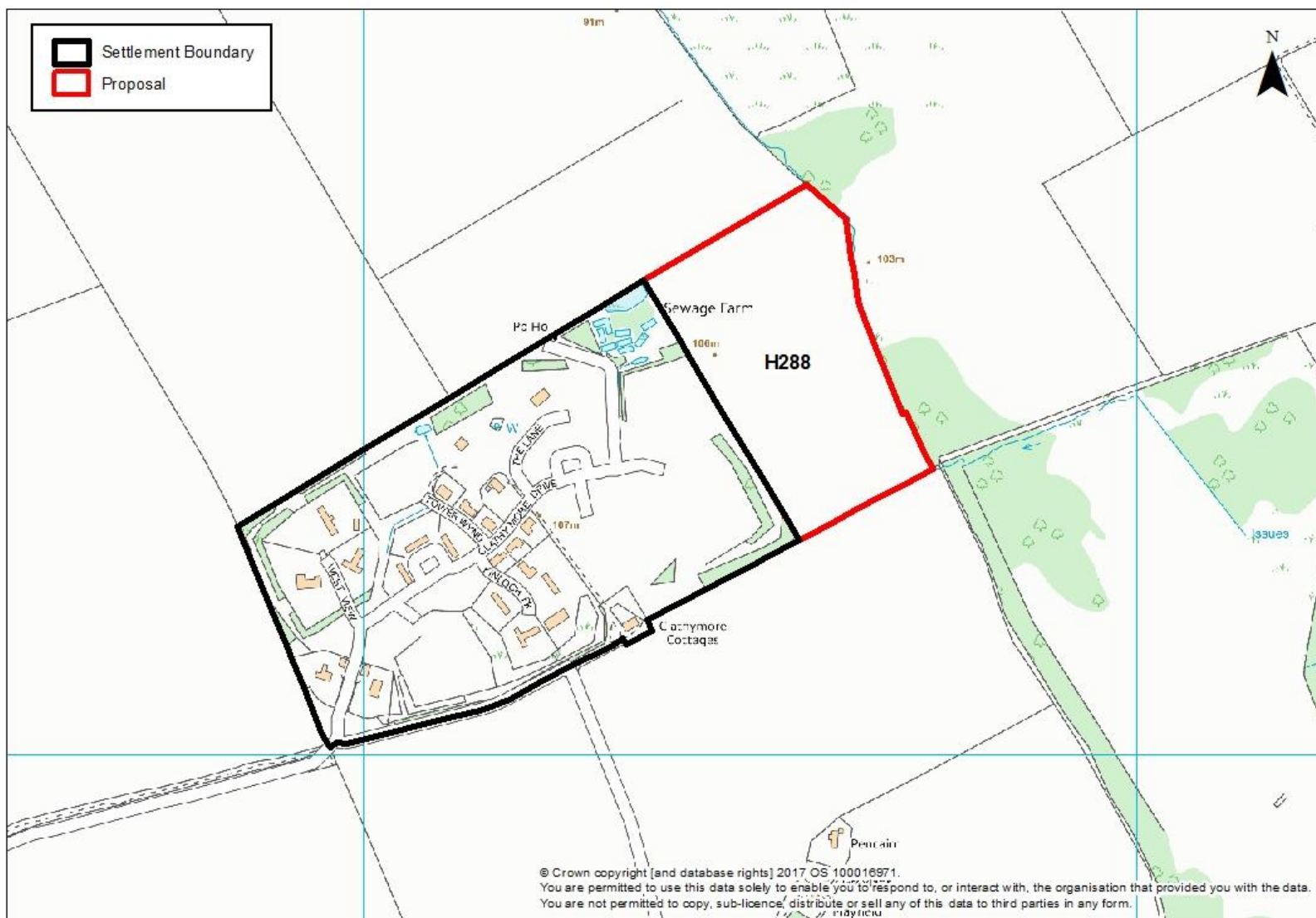
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	No	GIS layers for NSA, and SLA	0		0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is very open to the north and south and is not well defined or contained by landscape features.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Native planting to the north and south but this would take some time to establish.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the	Material Assets and Human	N/A	GIS layer for waste management	n/a		n/a

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



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

<b>Site Name:</b> Clathmore1	<b>Source of site suggestion:</b> pre-MIR call for sites consultation		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Previous LDP submission which the Reporter removed as part of the Examination process.
<b>Settlement:</b> Clathmore	<b>GIS Site Ref:</b> Clathmore1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Clathmore1 <b>Proposed Plan Ref:</b> H288	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 298852 719903	<b>Site Size (ha):</b> 8.8ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is currently in use for agricultural use for field crops. It is bordered to the north, south and east by further agricultural land, and to the west by residential properties and a pump/sewage house. There are trees to the southeast boundary of the site.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agricultural	<b>Proposed Use:</b> residential	<b>Officer Comments</b>  Site is an extension of a relatively new settlement/development. Landscape impact unlikely to be significant with existing natural screening. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No negative impacts identified however there is a pump house adjacent to the site and any impact on the operation of this utility will required to be assessed.	GIS	0	Apply policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS. Assessment of potential impact	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						on pump house.	
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risks identified on the site.	GIS	0		0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>No natural heritage designations within the site. The Dupplin Lakes SSSI is located approximately 1 km to the south but it is considered that there would not be any conceivable effect on the qualifying interests of the designation.</p> <p>Site also lies within the catchment of the River Tay SAC. It is likely that the proposal would have no conceivable effect on a European site, because there is no link or pathway between the site and the qualifying interests of the designation.</p>	GIS River Tay Catchment	-	<p>Apply Biodiversity policy to protect and enhance all wildlife and wildlife habitats.</p> <p>Any impacts on the River Tay SAC catchment would be further assessed as part of the HRA process.</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Loss of agricultural land.				
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geo-diversity interests identified that could be impacted.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridor.	GIS			
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site on agricultural land adjacent to Newburgh Road. No significant negative air quality impact identified	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Site contains the catchment areas of two primary schools. Madderty Primary School currently running at 114% capacity and Auchterarder Community School currently running at 105% capacity so no further numbers able to be accommodated at either school.	GIS	--	Developer contributions likely to be required where further capacity is required to be made.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Clathymore is entirely residential with no services including designated recreational spaces. Given the high spec nature of the existing development (including large gardens) there is unlikely to be any significant demand for additional open space but this would need to be considered in more detail.	GIS	-	If a requirement is identified, application of policy covering community facilities, sport and recreation which ensures appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield land. Field crops, mineral soil no peat.	GIS	-	Re-use soils in local area.	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Approximately half the site is identified as Class 3.2 agricultural land.	GIS	-	Re-use soils in local area.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes.	CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the	Climatic	Site has potential to take advantage of aspect and topography for solar	GIS/ OS Map/	0	Design layout to ensure solar	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?	factors	gain.	CFS Form		gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site will likely be through the existing settlement. There are not any major access concerns. The development is likely to add some additional traffic to the road, especially as the settlement can only be accessed by private car.	Site visit  Check CFS form aerial map	-	Application of Policy that covers all development proposals that involved significant generation should be we  Transport Statement would be required to assess potential impact on road network.  Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is 6 miles from Methven, 8 miles from Auchterarder and approx. 10 miles from Perth. No services available in settlement. Nearest hail and ride bus stop is approx. 2 km away.		--	Consider extension of bus services and other local services.	-
	Is the site within a Health and Safety Consultation Zone or any	Material Assets and	No constraints identified.	GIS	0		0

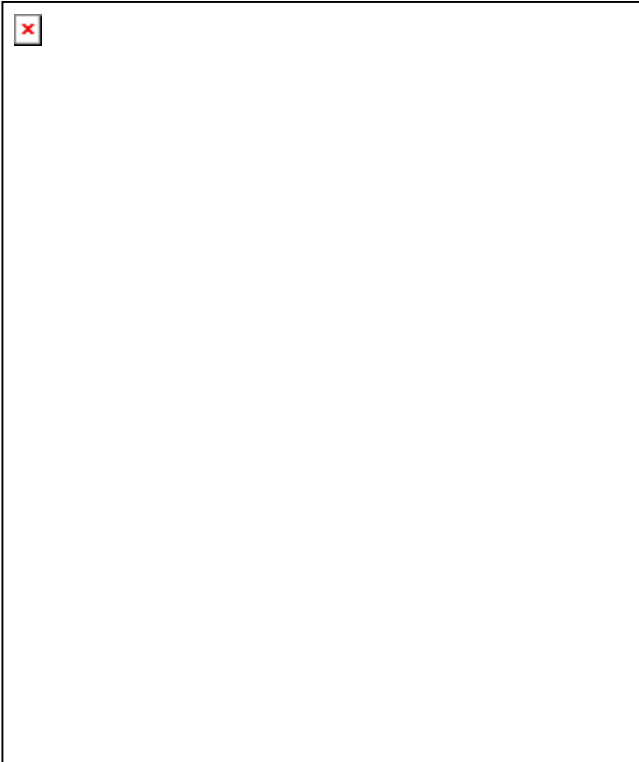
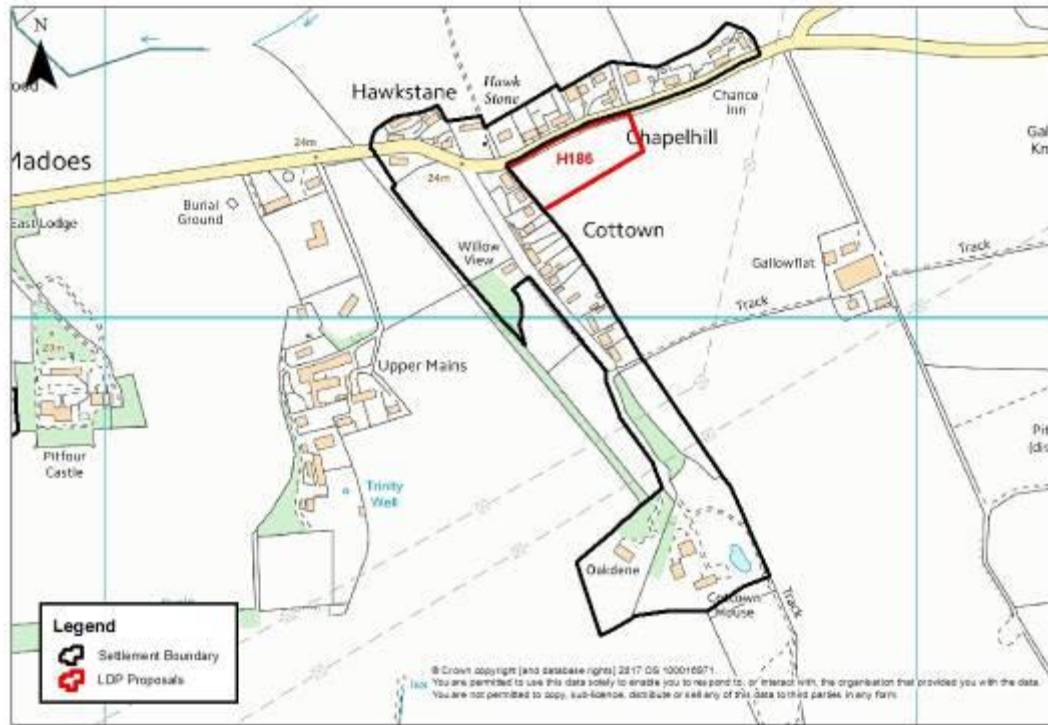


	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	other site servicing constraints, e.g. electricity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

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

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

<b>Site Name:</b> Cottown 2	<b>Source of site suggestion:</b>  Landowner	<b>All landowners/interested parties identified/aware? No</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications
<b>Settlement:</b> Cottown	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Cottown 2 <b>Proposed Plan Ref:</b> H186	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to settlement boundary	
<b>OS Grid Ref:</b>  320581 721196	<b>Site Size (ha):</b> 0.95ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a flat site to the south of Cottown surrounded by agricultural land and residential land.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Greenfield and Agricultural	<b>Proposed Use:</b> Housing	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No watercourses within or adjacent to the site.  Overall water quality is poor.	Check on OS map  GIS Landuse	0	This site is unlikely to impact on the water environment as there are no watercourse within or	0



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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	<p>The site lies within the catchment of St Madoes Primary School which is currently operating at 104% capacity and could not accommodate further numbers.</p> <p>Cottown has limited community facilities the majority of the local facilities are located in nearby St Madoes.</p>	GIS Layers for school catchments	--	The site is reliant on community facilities within nearby St Madoes and there is limited provision within the village of Cottown. Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development. The development of the site could also provide land for community facilities within Cottown.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No core paths within the site and no adopted open space within Cottown. Although there is a core path network around Cottown which this site could provide links to.	GIS layers for core paths and rights of way and maintained	+	Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				open space and existing LDP for open space allocations		development proposals.  As well as this development on this site could like into the existing core path network.	
	Will the proposal create/reduce employment land/opportunities?	Population	This site does not provide employment.	Check CFS form	0	It is unlikely that this site would be appropriate for employment or mixed uses due to its rural location.	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield.	GIS aerial map/site visit	-	N/A	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No loss of carbon rich soils however the whole of the site is category 2 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Development should where possible avoid areas of prime agricultural land. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes, within 5 years of adoption.	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the	Climatic	The site will be sheltered from the prevailing south-westerly wind by	Check CFS form, aerial	+	In line with policy on Sustainable Construction,	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?	factors	the existing development in Cottown. The site can easily benefit from solar gain. It will be designed so as to effect an appropriate balance between benefiting from solar gain and creating an appropriate streetscape along the Old Carse Road and nearby listed buildings.	map and possibly site visit		development should look towards creating sustainable buildings.	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site could potentially be accessed from St Madoes Road.	Site visit  Check CFS form  Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site lies immediately adjacent to National cycle network route 77 (salmon run), linking Perth and Dundee. In addition the site is beside 2 bus stops in Cottown.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	++	The site is currently well accessed by public transport and cycle routes. The development of this site should ensure it provided links to sustainable travel methods where possible.	++
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail	N/A		N/A

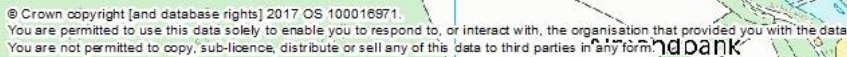
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>buffer</p> <p>Check the health and safety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

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

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

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

<b>Site Name:</b> Cromwell Park E5	<b>Source of site suggestion:</b> LDP1 - existing site		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  This is an allocated site within the 2014 adopted Local Development Plan.
<b>Settlement:</b> Cromwell Park	<b>GIS Site Ref:</b> E5 <b>MIR Site Ref:</b> E5 <b>Pre-MIR Site Ref:</b> E5 <b>Proposed Plan Ref:</b> E5	<b>Outside or adjacent to a settlement boundary?</b> Within the settlement boundary	The whole of the site is covered under Planning Application Ref 05/01179/FUL for the Erection of security fence around fish holding tanks.  Park of the site is covered by Planning Application Ref 16/00758/FLL for Change of use from salmon hatchery to joiners workshop and yard.
<b>OS Grid Ref:</b>	<b>Site Size (ha):</b> 1.4ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered</b>	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a brownfield site within the settlement boundary for Cromwell Park.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> brownfield	<b>Proposed Use:</b> Employment	<b>Officer Comments:</b>  This is an allocated site within the 2014 adopted Local Development Plan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good.</p> <p>Within the River Tay Catchment area.</p> <p>Watercourse running along the northern boundary.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p>	GIS	-	<p>Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc</p>	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk	Water,	Areas of low, medium, and high	GIS	-	A flood risk assessment and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of flooding or could its development result in additional flood risk elsewhere?	Climatic Factors and Human Health	probability surface water flooding throughout the site.  Areas of medium probability River flooding immediately adjacent to the site.			drainage Impact Assessment would be required. Application of policies on the Water Environment & Drainage would help reduce the risk of flooding.	
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Native woodland surrounding the site.  SSSI to the south of the site.  Within the River Tay Catchment area.	GIS	--	Assessment and mitigation of any potential impacts on the SSSI and native woodland.  Where appropriate, measures to enhance biodiversity will be implemented.  Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site	0
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected		No	GIS	0	N/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	by the proposal?						
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridors.	GIS	0	Where appropriate, measures to enhance biodiversity will be implemented.  Ensure design and layout should incorporate landscaping (including planning of native species) and any mature trees/vegetation to link surrounding areas of native woodland and provide habitat corridors.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	No	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate potential any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	N/A	GIS	N/A	N/A	N/A
	To what extent will the proposal affect the quality and quantity	Popl and human health	N/A.	GIS	N/A	N/A.	N/A

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	or material assets					
	Will the proposal create/reduce employment land/opportunities?	Population	This site will create further employment opportunities in the settlement.	CFS, GIS	++	N/A	++
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	GIS	+	N/A	+
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The entire site is Class 3.1 prime agricultural land. No peat soils.	GIS	-	Reuse of soil in local area	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	CFS form	+	N/A	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Yes.	GIS, CFS form	0	Design & layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Not specified.	Popl and human health or material assets.	-	<p>Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.</p> <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p>	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	A core path runs to the north of this site but access to services within or immediately adjacent to the site is limited.	GIS	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0	N/A	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered although will provide additional employment land.		0		0

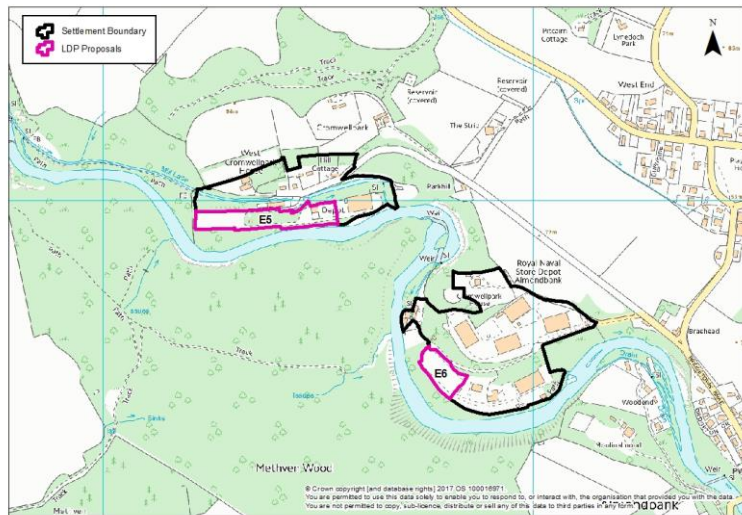
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site make use of existing buildings?	Material Assets	Existing buildings on site.	GIS/OS Map	0	Where appropriate future development should make use of existing buildings.	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	The site is surrounded by green belt land.	GIS	-	Landscape polices could help mitigate on any adverse impacts on the landscape.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?	Landscape	Unlikely to have a significant landscape impact. The site is within the settlement boundary and the redevelopment on brownfield land could have a positive impact on the environment.	GIS	+	Landscape polices could help mitigate on any adverse impacts on the landscape.	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site is within a small settlement surrounded by the greenbelt designation.	GIS	0	Greenbelt and landscape polices could help mitigate on any adverse impacts on the landscape.	0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A	N/A	N/A

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Surrounding uses are greenfield or existing employment and so are compatible with the existing uses.	GIS/OS Map		N/A	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No constraints identified in submission.	CFS form	0	N/A	0



<b>Site Name:</b> Cromwell Park E6	<b>Source of site suggestion:</b> LDP1 - existing site		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  This is an allocated site within the 2014 adopted Local Development Plan.
<b>Settlement:</b> Cromwell Park	<b>GIS Site Ref:</b> E6 <b>MIR Site Ref:</b> E6 <b>Pre-MIR Site Ref:</b> E6 <b>Proposed Plan Ref:</b> E6	<b>Outside or adjacent to a settlement boundary?</b> Within the settlement boundary	
<b>OS Grid Ref:</b>	<b>Site Size (ha):</b>	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> brownfield	<b>Proposed Use:</b> Employment	<b>Officer Comments:</b>  This is an allocated site within the 2014 adopted Local Development Plan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good.</p> <p>Within the River Tay Catchment area.</p> <p>Watercourse running along the northern boundary.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot</p>	GIS	-	<p>Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Requirement for open watercourses to be retained</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						and protected from pollution with a minimum 6m buffer strip.  Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc	
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Areas of low, medium, and high probability surface water flooding throughout the site.  Areas of medium probability River flooding immediately adjacent to the site.	GIS	-	A flood risk assessment and drainage Impact Assessment would be required. Application of policies on the Water Environment & Drainage would help reduce the risk of flooding.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	SSSI to the south of the site. <b>Within the River Tay Catchment area.</b>	GIS	--	Assessment and mitigation of any potential impacts on the SSSI.  Where appropriate, measures to enhance biodiversity will be implemented.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		NO	GIS	0	N/A	0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No loss of habitat connectivity or wildlife corridors.	GIS	0	Where appropriate, measures to enhance biodiversity will be implemented.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new	Air	No	GIS, Aerial	0	Sustainable transport and construction methods required to help mitigate any impact.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Air Quality Management Area (AQMA)?						
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets.	N/A	GIS	N/A	N/A	N/A
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	N/A	GIS	N/A	N/A	N/A
	Will the proposal create/reduce employment land/opportunities?	Population	This site will create further employment opportunities in the settlement.	CFS, GIS	++	N/A	++
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	GIS	+	N/A	+
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The entire site is Class 3.1 prime agricultural land. No peat soils.	GIS	-	Reuse of soil in local area	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	CFS form	+	N/A	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Yes.	GIS, CFS form	0	Design & layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Not specified.	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.  Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Access to services within or immediately adjacent to the site is limited.	GIS	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	-

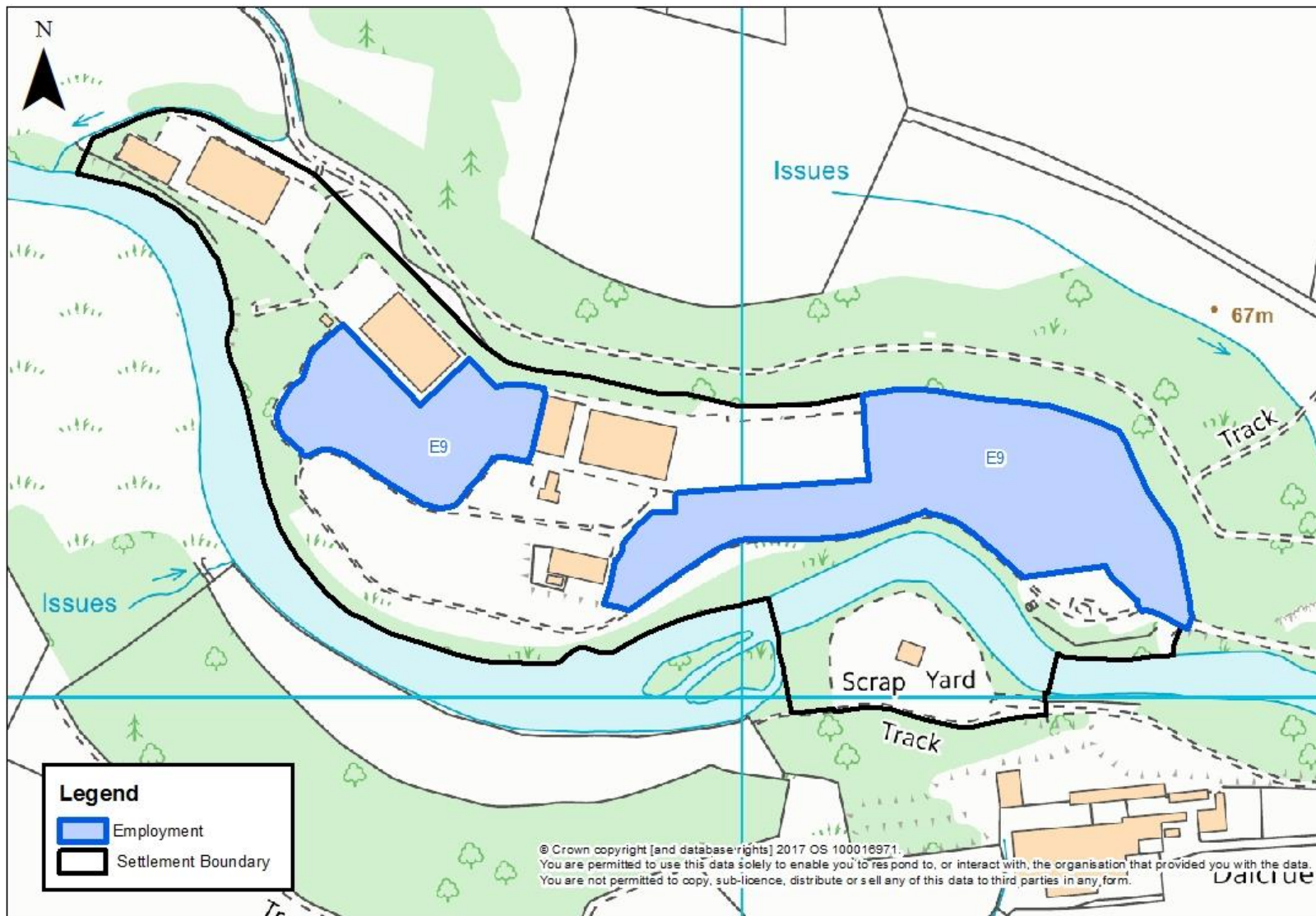
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No constraints identified.	GIS/OS Map	0	N/A	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered although will provide additional employment land.		0	N/A	0
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS/OS Map	0	N/A	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	The site is surrounded by green belt land.	GIS	-	Landscape polices could help mitigate on any adverse impacts on the landscape.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?	Landscape	Unlikely to have a significant landscape impact. The site is within the settlement boundary and the redevelopment on brownfield land could have a positive impact on the environment.	GIS	+	Landscape polices could help mitigate on any adverse impacts on the landscape.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site is within a small settlement surrounded by the greenbelt designation.	GIS	0	Greenbelt and landscape polices could help mitigate on any adverse impacts on the landscape	0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	N/A	N/A	N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.		N/A	N/A	N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No	GIS	-	N/A	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No opportunities identified.	GIS	0	N/A	0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Surrounding uses are greenfield or existing employment and so are compatible with the existing uses.	GIS/OS Map	0	N/A	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No constraints identified in submission.	CFS form	0	N/A	0

<b>Site Name:</b> Dalcruie E9	<b>Source of site suggestion:</b> LDP allocated site	<b>All landowners/interested parties identified/aware? Yes</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Allocated site in the LDP
<b>Settlement:</b> Dalcruie	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> E9	<b>Outside or adjacent to a settlement boundary?</b>  Within settlement boundary	
<b>OS Grid Ref:</b> 728144 304028	<b>Site Size (ha):</b> 3.6ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Brownfield site that is partly used
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Brownfield	<b>Proposed Use:</b> Employment.	<b>Officer Comments</b>  Brownfield site that is partly used	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Watercourse adjacent to the site. Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment Area.	Check on OS map GIS Landuse layer Waste water drainage	-	No culverting of burns and restoration of any watercourses that have been previously diverted (in line with policy), will protect the water environment.  Development should be set	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots  Private water supplies (risk assessed) layer		back from watercourses.  Apply policy on Water Environment and Drainage to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network		Policy on Public Foul Sewers applies	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Low probability of flooding.	Check all the GIS Layers for flood risk	0	SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the villages vulnerability in terms of flooding.	+
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are no natural designations within or surrounding the site so it is unlikely that development on this	GIS layers SAC/SPA/SSSI/ NNR/	0	In line with Policy on Biodiversity, new development should protect and enhance	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>will impact this.</p> <p>There are no protected species recorded on this site.</p> <p>The site lies within the catchment of the River Tay SAC.</p>	<p>TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>biodiversity.</p> <p>Development on this site should consider this and any opportunities to create or connect habitats should be considered.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	Woodland abounds the site which provides habitats for a wide range of species.	GIS aerial map/OS map/site visit	0	In line with Policy on Biodiversity, new development should protect and enhance biodiversity.	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	greater connectivity?					Development on this site should consider this and any opportunities to create or connect habitats should be considered.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	N/A	GIS Layers for school catchments	0	N/A	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	A core path and area of maintained open space lie to the north east of this site. Development on this sit could connect and expand the existing core path network.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy on Open Space in New Development ensures appropriate provision of informal and formal open space alongside any development proposals.  As well as this development on this site could like into the existing core path network.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	Yes some limited employment opportunities	Check CFS form	+		+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	GIS aerial map/site visit	+		+
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Site is brownfield and may have contamination issues.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-		-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Development of the site is ongoing.	Check CFS form	+		+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Protected from prevailing winds by wood lined boundary. Solar gain opportunities.	Check CFS form, aerial map and possibly site visit	+	In line with policy regarding Sustainable Construction, development should look towards creating sustainable buildings.	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Direct access into the site.	Site visit  Check CFS form  Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	No	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	-	Where possible the development should provide access to public transport, cycle networks and core paths.  Where possible consideration should be given to the potential for the site to provide community facilities.	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they	N/A		N/A

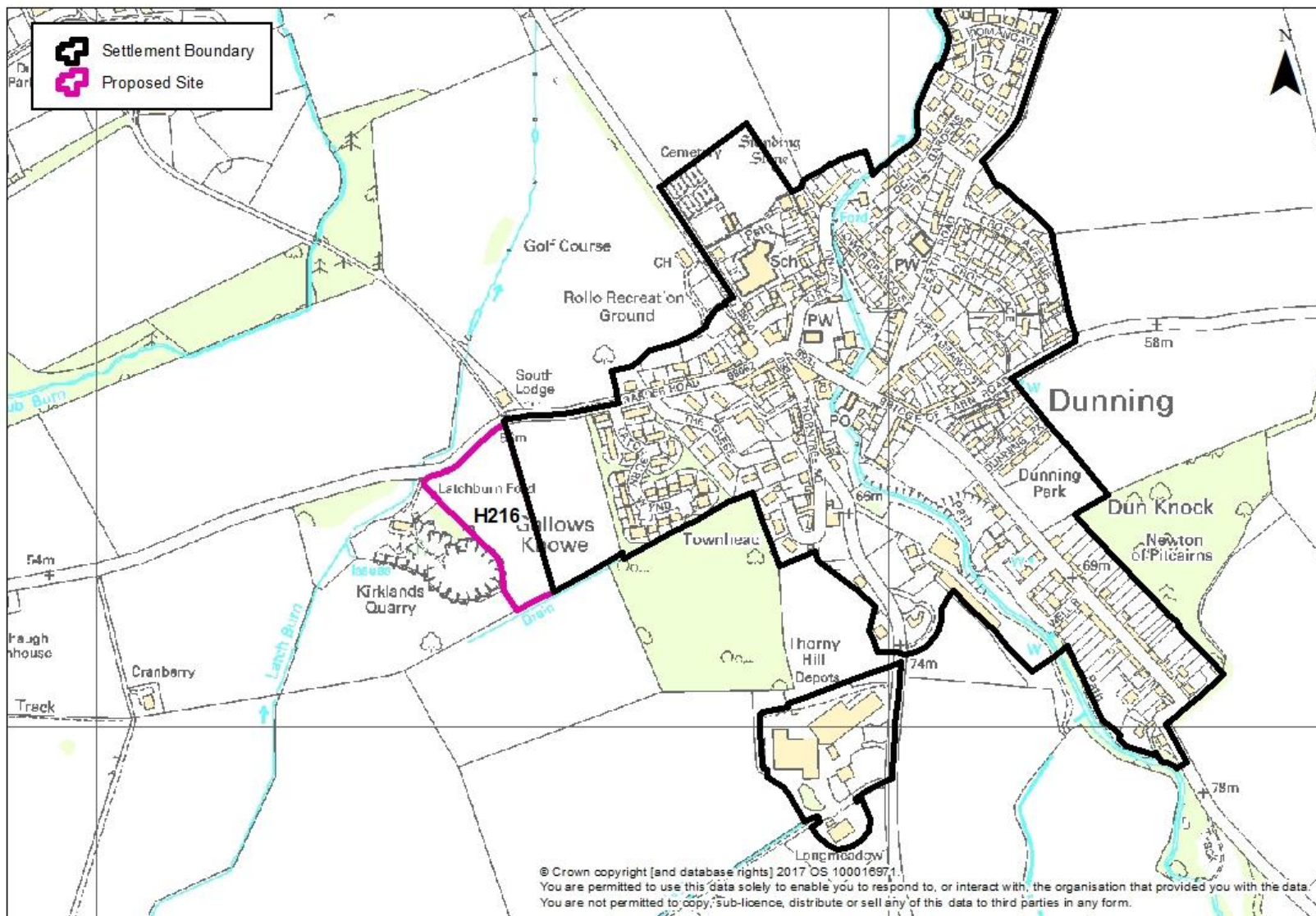
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised)  Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan as it is outwith tiered settlements but supplying local employment opportunities.	Check NPF3 and TAYplan SDP	0		0
	Will the site make use of existing buildings?	Material Assets	Potential to use existing buildings.	GIS aerial map/site visit	0	Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	There are no landscape designations within or adjacent to this site.	GIS layers for NSA, and SLA	N/A		N/A
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Ancient woodland adjacent to the site.	Check existing LDP  GIS layer wild land  Check the	-	Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape	0

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	None	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	0		0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	N/A		N/A		N/A
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Mainly employment uses in vicinity.	OS map and site visit	+		+
	Are there any known constraints to development e.g. ownership,	Material	No	Check CFS	0		+

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

<b>Site Name:</b> Dunning1	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  The site is proposed as an increase to the area and number of units at allocation H20 (expanded to 3.4 ha for a total of 41-63 units).
<b>Settlement:</b> Dunning	<b>GIS Site Ref:</b> Dunning1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Dunning1 <b>Proposed Plan Ref:</b> H216	<b>Outside or adjacent to a settlement boundary?</b> Outside settlement boundary, adjacent to allocated site for housing.	
<b>OS Grid Ref:</b> 301504 714268	<b>Site Size (ha):</b> Total 3.4 ha (extension is 1.54 ha)	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Moderately sloping site from south to north. Proposed access on to B8062 at the north of the site. Currently agricultural land, with Kirklands Quarry to the west. Power lines run adjacent to the site. Some mature trees and vegetation, including hedgerows defining the field boundaries. Site provides a setting for entering Dunning from the west.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agriculture	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Development of a greenfield site for residential adjacent to existing allocation for housing held under same ownership. Case made by site owner that allocating additional land to the existing allocation would improve the viability of delivering the site. Landscape impact would likely be mitigated by the existing allocation and there are natural features to assist in screening the site. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No potential negative impact identified.	GIS	0	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No risk identified.	GIS	0	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk from both small watercourses but also the risk from pluvial flooding.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and	Bio flora and	Loss of agricultural land.	GIS	-	Ensure site design and layout incorporates landscaping	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	fauna interests?	fauna	Hedgehog recorded close to site to the west.			(including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No.	GIS	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Existing mature vegetation/trees located on the field boundaries.	GIS	-	Retain existing trees/vegetation including hedgerows on field boundaries.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts.	GIS, Aerial	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with the Transport Standards and Accessibility Policy</p> <p>The Climate Change, Carbon Reduction and Sustainable Construction policy will also apply.</p> <p>This will help mitigate against any negative impact on air quality.</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site lies within the catchment of Dunning Primary School which is currently operating at 104% capacity and could not accommodate further numbers.	GIS	--	There is a site allocated in the current LDP to extend the primary school which would enable further capacity for primary school children. A developer contribution would be required to help fund the school extension.	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement. Core path connects to the north-east corner of the site.	GIS	0	Enhancement of local open space and core paths could provide a positive impact, including connecting to existing core path to the north-east of the site.  Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and	Greenfield site. Field crops, no peat present.	GIS	-	Re-use of soil in local area	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Soils					
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Site contains Class 3.2 agricultural land.  Adjacent to Kirklands Quarry – Contaminated Land Risk Assessment required.	GIS	-	Reuse of soil in local area. Contaminated Land Risk Assessment required to assess any potential contamination issues on site, including any follow-up mitigation measures.	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical constraints forecasted.	CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site moderately sloping to the north and could take advantage of aspect for solar gain.	GIS, CFS form	0	Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -	Material assets and climatic	Access would be taken from Auchterarder Road (B8062) to the	Site visit Check CFS	-	Application of policies on Transport and Accessibility.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Road network capable of accommodating traffic generated?	factors?	north. No significant road network issues identified.	form aerial map		Road and access improvements to the satisfaction of the Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements.  Various services available in Dunning.	GIS	0		0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Pylons in adjacent site, not considered to be any impact.	GIS/OS Map	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.		--		--
	Will the site make use of existing buildings?	Material Assets	No buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, nd local	Landscape	Site contained in Ochil Hills Special Landscape Area. Section of mature trees contained SNWI designation.	GIS	-	Application of policies on Environmental Resources and associated Supplementary	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	landscape designations?					Guidance  Sensitive site layout and design required, including high quality landscaping and retaining mature trees/vegetation on site boundaries, particularly to the north edge which fronts on to the road.	
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Landscape appraisal required for considerable site on greenfield land on edge of settlement. Topography gently sloping to the north, with site boundaries naturally defined.	GIS	-	Sensitive design and layout of development to minimise landscape impact, including taking cognisance of existing topography and vegetation which would help reduce visual impact on surrounding area.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No greenbelt designation.	GIS	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	0		0

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

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

<b>Site Name:</b> Dunning2	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Dunning	<b>GIS Site Ref:</b> Dunning2 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Dunning2 <b>Proposed Plan Ref:</b> H217	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to settlement boundary	
<b>OS Grid Ref:</b> 301754 714204	<b>Site Size (ha):</b> 2.08ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Greenfield site on edge of settlement, with residential to the north and east edges of the site. Site would be accessed through housing development at Latchburn Wynd. Power lines run through the site, and the proposal slopes upwards slightly north to south.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agriculture	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Proposed extension to the western edge of Dunning. Access taken through Latchburn Wynd. Site provides a setting for Dunning and the topography would allow for the natural screening of the development. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Could the option result in a negative impact on the water environment? (see notes)	Water	Private water supply contained within site. No significant negative impact identified although assessment would be required to be undertaken.	GIS	-	Assessment on impact of private water supply contained in the site.	0
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Private water supply contained within site. No significant negative impact identified although assessment would be required to be undertaken.	GIS	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk from both small watercourses but also the risk from pluvial flooding  Assessment on impact of private water supply contained in the site.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Loss of agricultural land.  Existing trees and vegetation on field boundaries apart from southern edge of site.	GIS	-	Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						are retained.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No sites identified.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Existing mature vegetation/trees located on the field boundaries.	GIS	-	Retain existing trees/vegetation including hedgerows on field boundaries.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However increase in development will result in slightly negative environmental impacts.	GIS, Aerial	-	New development should consider sustainable travel methods and sustainable construction methods in line with the Transport Standards and Accessibility requirements policy and the Water Environment and Drainage policy. These will help mitigate against any negative impact on air quality.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site lies within the catchment of Dunning Primary School which is currently operating at 104% capacity and cannot accommodate further numbers.	GIS	--	There is a site allocated in the current LDP to extend the primary school which would enable further capacity for primary school children. A developer contribution would	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						be required to help fund the school extension.	
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement.	GIS	0	Enhancement of local open space and core paths could provide a positive impact.  Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops, no peat present.	GIS	-	Re-use of soil in local area	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Site contains Class 3.2 agricultural land.	GIS	-	Reuse of soil in local area.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes. Indicated on CFS form that the site would be delivered within 5 years of the adoption of the LDP (up to 2023) and there are no technical	CFS form	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			constraints forecasted.				
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site moderately sloping to the north/north-east and could take advantage of aspect for solar gain.	GIS, CFS form	0	Design layout to ensure solar gain and shelterbelt planting to west and south of the site would limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be taken from existing road in to Latchburn Wynd to the north.  No significant road network issues identified.	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility.  Transport Statement would be required to assess potential impact on road network.  Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements.  Various services available in Dunning.	GIS	0		0

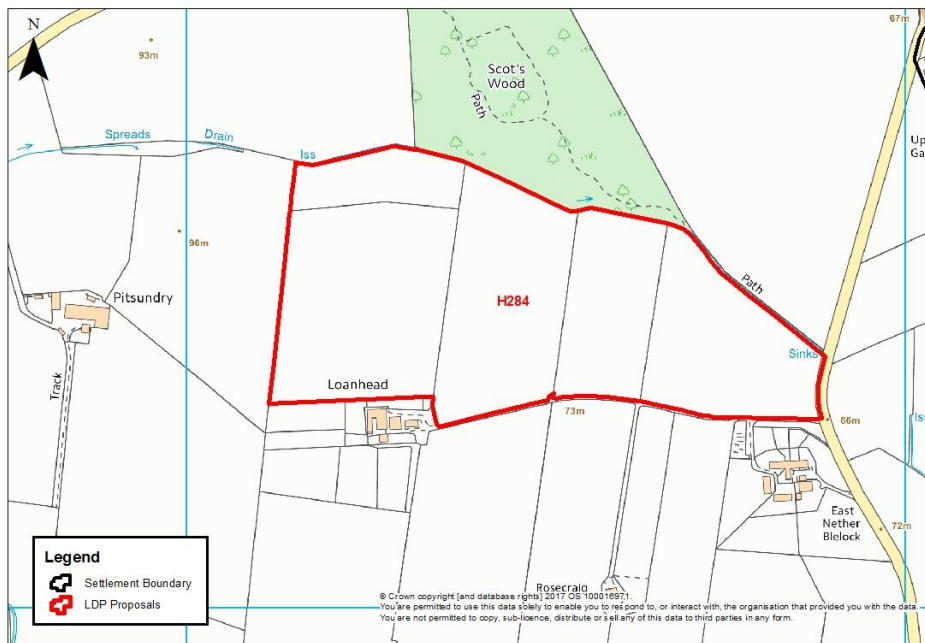
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Pylons running through the site.	GIS/OS Map	-	Design of site would need to take in to account the existing pylons.	-
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.	Check NPF3 and TAYplan SDP	--		--
	Will the site make use of existing buildings?	Material Assets	No buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Site contained in Ochil Hills Special Landscape Area.	GIS	-	Application of policies on Environmental Resources  Sensitive site layout and design required, including high quality landscaping and retaining mature trees/vegetation on site boundaries, particularly to the north edge which fronts on to the gateway to the site.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed	Landscape	Landscape appraisal required for considerable site on greenfield land	GIS	-	Sensitive design and layout of development to minimise	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the capacity of the landscape to accommodate it? (see notes)		on edge of settlement. Topography gently sloping to the north/north-east, with site boundaries generally defined.			landscape impact, including taking cognisance of existing topography and vegetation/trees which would help reduce visual impact on surrounding area.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No greenbelt designation.	GIS	0		0
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS	0		0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.	GIS	0		0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological	The boundary of the Gallows Knowe archaeological asset contained within the site. Site also adjoins the western edge of the Dunning	GIS	-	Archaeological survey required to assess potential archaeological evidence on site. Design statement required to assess potential impact on	0

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



<b>Site Name:</b> Easter Nether Blelock 1	<b>Source of site suggestion:</b>		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No planning applications
<b>Settlement:</b> Bankfoot	<b>GIS Site Ref:</b> Easter Nether Blelock 1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>PPRef:</b> H284	<b>Outside or adjacent to a settlement boundary?</b> Outwith	
<b>OS Grid Ref:</b>  734427 306453	<b>Site Size (ha):</b> 20.5	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Agricultural land
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agricultural	<b>Proposed Use:</b> Housing	<b>Officer Comments:</b> Agricultural land outwith non-tiered settlement. Contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	In River Tay Catchment area. Water quality overall status poor.  Arable farming identified as a pressure.		-	Drainage Impact Assessment required to assess potential risk of flooding/drainage	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
						<p>requirements and to identify potential mitigation measures.</p> <p>Policies on Water Environment and Drainage would apply but there may be difficulty in ensuring no adverse impact.</p> <p>Requirement for approved SUDS to be implemented.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made		-		0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Some surface water flooding adjacent to site		-	Flood risk assessment to determine developable areas of the site	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Woodland adjacent to site which could have impact on habitat if damaged or disturbed.</p> <p><b>In River Tay Catchment Area.</b></p>		-	<p>Policy on Biodiversity applies.</p> <p>Setback development existing woodland. However post</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
						development issues with trees could remain.  Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		None		0		0
	How will <a href="#">habitat</a>	Bio flora and	Woodland adjacent to site which could		-	Policy on	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	<a href="#">connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	fauna	have impact on habitat if removed.			Biodiversity applies.  Setback development existing woodland. However post development issues with trees could remain.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Potential to impact on air quality issues if it generated more traffic travelling into Perth. No bus stop within 400m means residents would be required to drive to local services.	GIS layers	-	Sustainable transport and construction methods required to help mitigate any impact.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Auchtergaven primary school is almost at capacity. It is currently running at 91%.		--	Would require extension to school to accommodate increased school roll.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a>	Popl and human health or material assets	No access to open space although surrounded by woodland with footpath into it. Access to core path adjacent to		0	Application of Policy regarding Open Space in New	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	and connectivity and accessibility to open space or result in a loss of open space?		site.			Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No		0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops mineral soil no peat present		-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Prime agricultural land.		-	Reuse of soil	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes		+		+
	Site aspect – does the site make best use of solar gain? Is the site protected	Climatic factors	Large exposed site would require a lot of landscaping		-	Landscaping and design to ensure site was not exposed and took	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	from prevailing winds?					advantage of solar gain.	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	In accordance with the Roads Authority	Site visit  Check CFS form  Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	++
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site just within the 400m bus stop buffer.		+		+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Yes, gas pipeline running through site.		--	Design would have to ensure development was not in close proximity to pipeline.	-
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No outwith tiered settlement.		--		--
	Will the site make use of existing buildings?	Material Assets	No		0		0

#### Landscape Designated sites

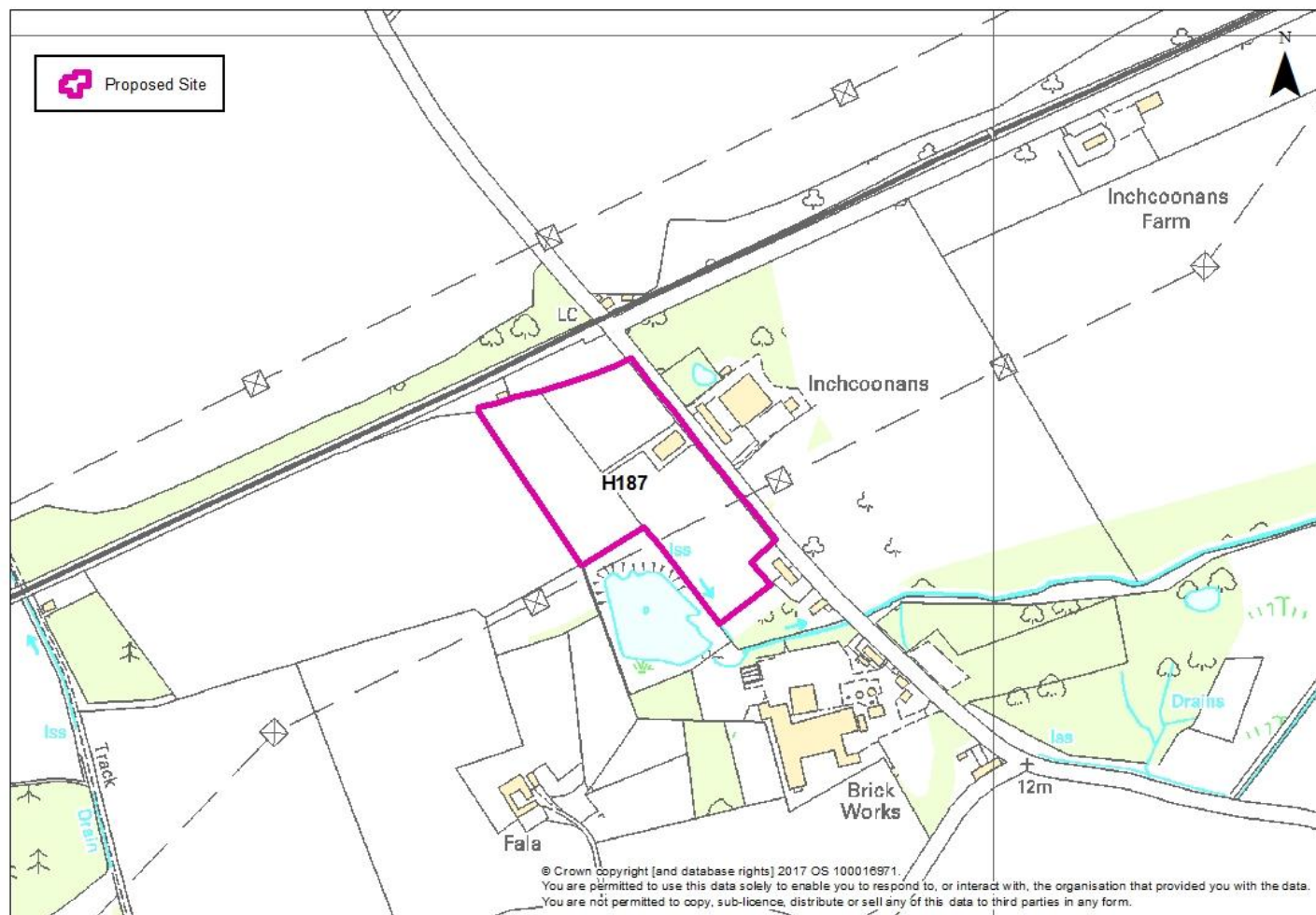
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	To what extent will any designated sites be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



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Site is not for waste management activities.		N/A		N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Archaeology adjacent to site.		-	Archaeological survey will be required.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Archaeological survey required and acknowledged through design of site.		+	Opportunity to reflect this historic setting through design and references to the previous use including street names, information boards and creation of specifically designed open space.	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Surrounding landuse is agricultural.		0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None	Check CFS form	0		0

<b>Site Name:</b> Land to west of Inchcoonans Farm	<b>Source of site suggestion:</b> Landowner	<b>All landowners/interested parties identified/aware?</b>	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Previous application (outline) on part of site 09/00912/OUT for residential development which was refused.
<b>Settlement:</b> Errol	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Errol 1 <b>Proposed Plan Ref:</b> H187	<b>Outside or adjacent to a settlement boundary?</b>  Outwith the settlement boundary for Errol.	
<b>OS Grid Ref:</b> 323649 723567	<b>Site Size (ha):</b> 3.352ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This site is in a semi-rural location outwith the village of Errol. It is a flat site with tree/hedge boundaries reducing the view from the road. There is a crisp factory nearby which could have a negative impact on a housing development.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Disused agricultural shed with hard-standing and open ground.	<b>Proposed Use:</b> Housing	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No water courses within the site but the site but there is a 2 small ponds just outwith the sites one to the east and one to the south west.  Water quality overall status poor.	Check on OS map GIS Landuse layer Waste water	-	Apply policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Arable farming identified as a pressure.	drainage hotspots  Private water supplies (risk assessed) layer		appropriate SUDS  Development should be set back from watercourses including the two ponds just outwith the site to ensure there is not negative impact.	
	Can the option connect to the public foul sewer?	Water	Assume connection possible	GIS Layer for existing network	-	Policy on Public Foul Sewers applies	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Small area of high flood risk at the south of the site. Further investigation needed into the potential for flooding. <b>In River Tay Catchment Area.</b>	Check all the GIS Layers for flood risk	-	Development should avoid areas at risk of flooding. A Flood Risk Assessment should be required for this site to ensure no negative impact with regards to flooding.  <b>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to</b>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are no natural designations within the site and it is unlikely to have an impact on any.  No protected species have been recorded on this site.	GIS layers  SAC/SPA/SSSI/ NNR/ TPO/protected species  Loch Leven Catchment  Lunan Valley catchment  River Tay Catchment	0	In line with Biodiversity policy, new development should protect and enhance biodiversity.  Development on this site should consider this and any opportunities to create or connect habitats should be considered.	+
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		The Inchoonans Geodiversity site covers the southern area of this site.	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	--	Further investigation will be required to make sure that development on this site will have no adverse impact on the Tayside Geodiversity Site.	-
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	Small area of woodland on the south edge of the site and an area of woodland to the east of the site. This development could help connect	GIS aerial map/OS map/site visit	0	In line with Biodiversity Policy, new development should protect and enhance biodiversity.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	greater connectivity?		these habitats.  There are no watercourses within the site.			Development on this site should consider this and any opportunities to create or connect habitats should be considered.	
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	It is unlikely this development will have a significant impact on air quality but an increase in development is likely to have a slightly negative impact.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is within the catchment for Errol primary which does not have any additional capacity. All community facilities are located within the village of Errol.	GIS Layers for school catchments	--	The site lies out with the village of Errol and so there is limited access to community facilities. However it is possible that new community facilities could be provided on this site.  Developer requirement could ensure that contributions are made to help reduce the impact on the school; however the school site has limited capacity	-



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						for future extension which may be required to support future development.	
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There are no core paths or adopted open space within the site. However there is a core path to the North of the site which could be extended to lead into the site. Further connection could then be made into the village of Errol.  There is no open space provision within or immediately adjacent to the site but open space is provided within the village of Errol.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.  As well as this development on this site could like into the existing core path network.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No employment land will be provided within this site.	Check CFS form	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield – agricultural buildings with hard-standing on the site.	GIS aerial map/site visit	+		+
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The site is category 3 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural	--	Prime Agricultural Land should be protected where possible.  Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				land (LCA 50K)			
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	It is suggested that the site could be delivered within 5 years if the adoption of the Local Development Plan.	Check CFS form	+		+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that careful orientation of housing within the site will be key in maximising opportunities for solar gain.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site can be accessed via Loan Brae	Site visit Check CFS form Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are no facilities easily accessed from this site. All community facilities are found in the village of Errol which is approximately 1km away from the site.  However the site is within 200m of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services	0	Consideration should be given to extension of bus services, core paths and cycle routes.	+

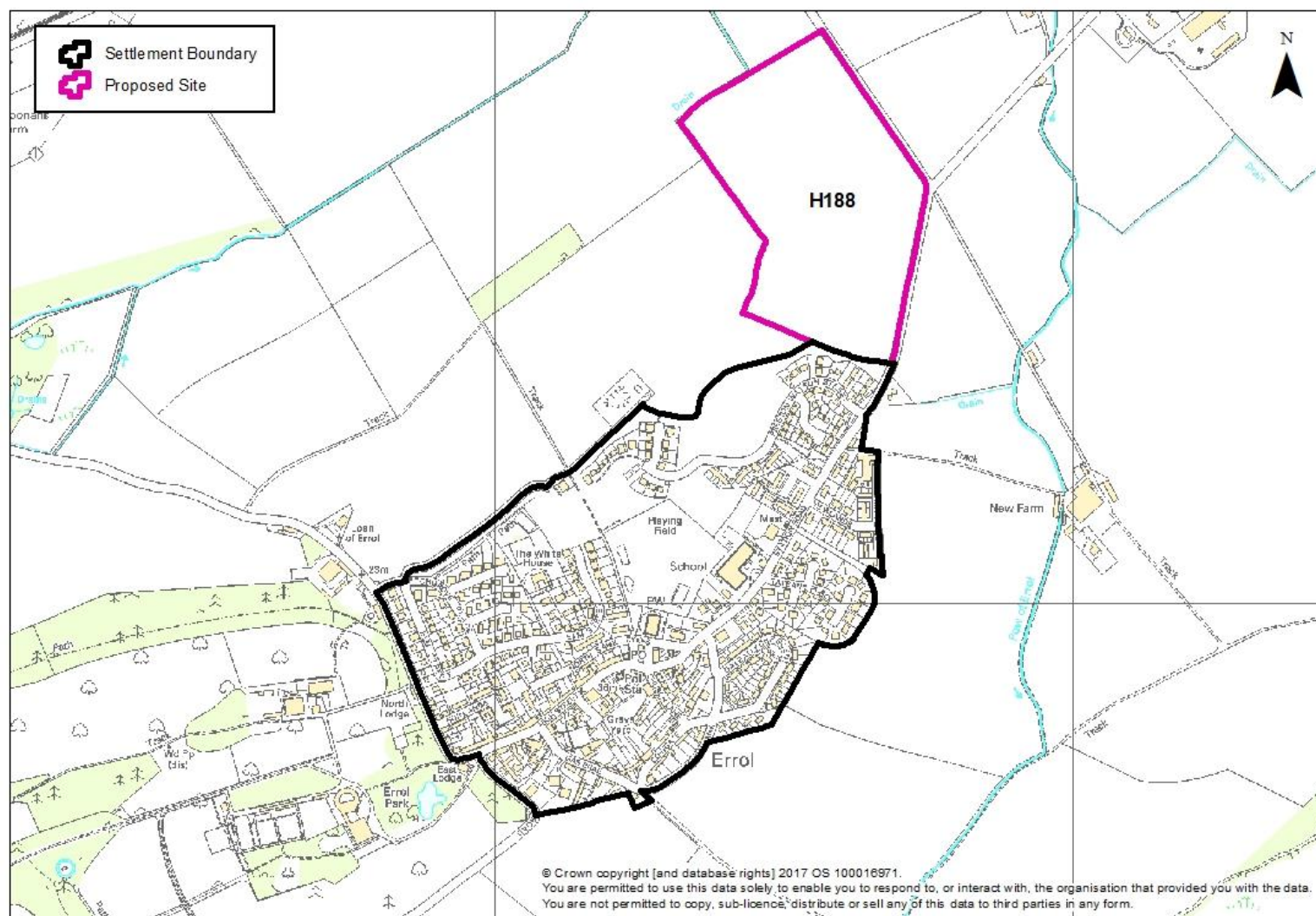
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and amenities			
	Is the site within a Health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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			reused.				
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	There are no landscape designations within or adjacent to this site.	GIS layers for NSA, and SLA	N/A		N/A
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	This is quite a rural location for a housing development sight as it is outwith the village of Errol.  However there is a strong tree line surrounding the site which will minimise its impact on the landscape.	Check existing LDP  GIS layer wild land  Check the landscape impact using capacity study if one is available  Site visit	-	Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	This site is not within the greenbelt and will not have an impact on it.	GIS layer greenbelt	N/A		N/A
Material assets							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	There are no waste management sites within or adjacent to this site.	GIS layer for waste management sites	N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	N/A	Check Zero Waste Plan	N/A		N/A
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is an archaeological site that covers part of the western edge of this site. Further studies will need to be taken to ensure this site has no impact on any archaeological assets.	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Further studies will be required to ensure development on this site has no impact on archaeological assets.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	N/A		N/A	Requirement for any positive enhancements, access to features, interpretation etc	N/A
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	There is a combination of residential and agricultural uses within this site. Small scale development could be in keeping with this. The neighbouring crisps factory may have a negative impact on a residential development.	OS map and site visit	0	Further investigation into the potential negative impacts of the crisp factory required.	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints.	Check CFS form	+		+

<b>Site Name:</b> Land North east of Errol	<b>Source of site suggestion:</b>  Landowner	<b>All landowners/interested parties identified/aware?</b> Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications  Part of this site was previously considered for the LDP (MIR ref 418).
<b>Settlement:</b>  Errol	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Errol 2 <b>Proposed Plan Ref:</b> H188	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to settlement boundary.	
<b>OS Grid Ref:</b>  325556 723701	<b>Site Size (ha):</b>  13.6ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a slightly sloped site adjacent to the settlement of Errol. The neighbouring uses are residential and agriculture.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agricultural Land	<b>Proposed Use:</b>  Housing	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	







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

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

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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No carbon rich soils or prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0		0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes – within 5-10 years of adoption of the Local Development Plan	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that the site layout could be designed to make best use of solar gain and protect from the prevailing winds.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities - Road network capable of	Material assets and climatic	Site could potentially be accessed via Station Road.	Site visit Check CFS	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+

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

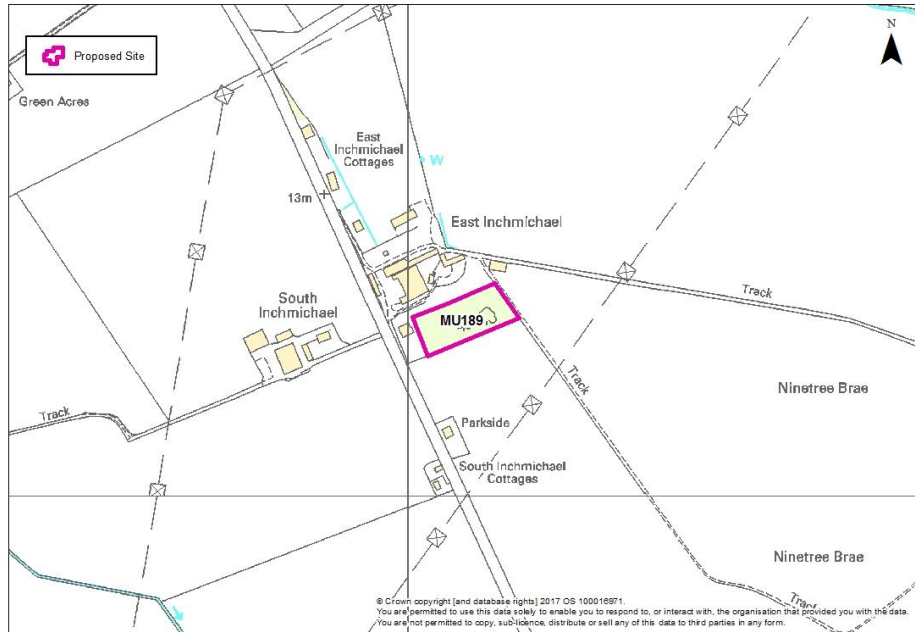
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Check for pylons on OS map and on site visit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

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



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Designed Landscape, Battlefields, Archaeology Site visit		assets.	
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None identified		0	It is possible that if there is no adverse impact on cultural assets development of this site could help enhance access to the assets identified within the site. However further study would be needed to establish whether or not this is a possibility	+
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Surrounding uses mainly housing and so proposed use would be compatible.	OS map and site visit	+		+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints.	Check CFS form	+		+

<b>Site Name:</b> East Inchmichael	<b>Source of site suggestion:</b>  Landowner	<b>All landowners/interested parties identified/aware?</b>  Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Planning Application 09/01563/FLL approved for ancillary accommodation  This site was previously submitted to the MIR as part of a larger site (MIR ref 500) but was considered to be contrary to the preferred spatial strategy.
<b>Settlement:</b> Errol	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Errol 3 <b>Proposed Plan Ref:</b> MU189	<b>Outside or adjacent to a settlement boundary?</b>  Out with the settlement boundary for Errol.	
<b>OS Grid Ref:</b>  325077 725249	<b>Site Size (ha):</b>  0.77 ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a small site outwith the village of Errol, It lies south of the Cairn O' Mohr Winery.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Houses, Retail and Bar, Industrial, Agricultural	<b>Proposed Use:</b>  Housing along south of site, Retail, Industrial and Agricultural	<b>Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no watercourses within or adjacent to the site.</p> <p>Water quality overall status poor.</p> <p>Arable farming identified as a pressure.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	0	Apply policy on Water Environment and Drainage, which will avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots Private water supplies (risk assessed) layer		system + and requiring appropriate SUDS will all reduce and impact on the water environment.	
	Can the option connect to the public foul sewer?	Water	Assume connection possible	GIS Layer for existing network	-	Policy on Public Foul Sewers applies	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The site does not appear to be at risk of flooding.	Check all the GIS Layers for flood risk	0	SUDs should be considered as a part of development to ensure that development on this site does not result in flooding elsewhere. This could result in an improvement to the surrounding area as it could help reduce the villages vulnerability in terms of flooding.	+
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are no natural designations within or surrounding the site so it is unlikely that development on this	GIS layers SAC/SPA/SSSI/ NNR/	0	In line with Policy regarding Biodiversity, new development should protect and enhance	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>will impact this.</p> <p>There are no protected species recorded on this site.</p> <p>The site is within 2 km of the River Tay SAC.</p>	<p>TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>biodiversity.</p> <p>Development on this site should consider this and any opportunities to create or connect habitats should be considered.</p> <p>The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity of the SAC.</p>	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are no woodland areas or watercourses within the site, however the loss of greenfield land could result in a negative impact as it could increase habitat fragmentation.	GIS aerial map/OS map/site visit	0	<p>In line with Policy regarding Biodiversity, new development should protect and enhance biodiversity.</p> <p>Development on this site should consider this and any opportunities to create or connect habitats should be considered.</p>	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Not likely to have a significant impact on air quality. However increase development will result in slightly negative environmental impacts.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is within the catchment for Errol primary which does not have any additional capacity. All community facilities are located within the village of Errol.	GIS Layers for school catchments	--	The site lies out with the village of Errol and so there is limited access to community facilities. However it is possible that new community facilities could be provided on this site.  Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space	Popl and human health or material assets	There are no core paths or adopted open space within the site. It is possible that development of this site could result in further	GIS layers for core paths and rights of way and	0	Application of Policy regarding Open Space in new Developments ensures appropriate provision of	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?		connection to the Core Path Network around Errol.  There is no open space provision within or immediately adjacent to the site but open space is provided within the village of Errol.	maintained open space and existing LDP for open space allocations		informal and formal open space alongside any development proposals.  As well as this development on this site could link into the existing core path network	
	Will the proposal create/reduce employment land/opportunities?	Population	This site is unlikely to provide significant employment opportunities.	Check CFS form	0	It is unlikely that this site would be appropriate for an employment or mixed use allocation due to its rural location.	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	The site is category 2 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Prime agricultural land should be protected where possible. Where this is not possible good quality soils should be removed for use in other parts of Perth and Kinross.	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes – within 5 years of adoption of the LDP	Check CFS form	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It is suggested that the south of the site is south facing, more trees and shrubs could be planted to break up the building mass and give the buildings shelter.	Check CFS form, aerial map and possibly site visit	+	In line with policy on Sustainable Construction, development should look towards creating sustainable buildings.	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site could be accessed from existing road (unclassified) at Cairn O Mohr Winery.	Site visit  Check CFS form  Aerial maps	0	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is not easily accessed by public transport. The nearest community facilities are located in the nearby village of Errol (approximately 2km away).	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	-	Consideration should be given to extension of bus services, core paths and cycle routes.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	N/A		N/A



[illegible]

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Due to the rural location of the site large amounts of development would not be considered suitable. Any development should be in keeping (in terms of scale and design) with the surrounding buildings.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Careful consideration should be given to design to ensure a high quality addition to the landscape/townscape	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	N/A		N/A
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in	Material Assets	N/A	Check Zero Waste Plan	N/A		N/A

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	annex B of the Zero Waste Plan?						
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	East Inchmichael farm house is a category B listed building.	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Development of this site could enhance access and the setting of the listed building.		0	Requirement for any positive enhancements, access to features, interpretation etc	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The surrounding uses are mainly agricultural so housing development may not be best suited to this site, unless the houses are for agricultural workers as suggested.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints.	Check CFS form	+		+

<b>Site Name:</b> Errol Airfield	<b>Source of site suggestion:</b>  MIR response	<b>All landowners/interested parties identified/aware?</b> Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Permission for sustainable village for Morris Leslie. Permission to extend consent for 3 years given in 2013.
<b>Settlement:</b> Grange	<b>GIS Site Ref:</b> Errol Airfield <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H190	<b>Outside or adjacent to a settlement boundary?</b> Adjacent.	
<b>OS Grid Ref:</b>  327092 724493	<b>Site Size (ha):</b> 50	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b> Disused airfield with buildings, runway etc. Surrounded by farm land and agricultural buildings.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Disused airfield: brownfield land	<b>Proposed Use:</b> Housing	<b>Officer Comments</b> Site a disused airfield on a flat site very close to River Tay. Contrary to TAYplan strategy. Planning consent already granted to site. Site is a very large extension to a small settlement and is contrary to the current LDP tiered settlement strategy.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Can the option connect to the public foul sewer?	Water	Assume connection possible		-	Foul drainage policies apply	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Surface water on the site.	Surface water flooding	-	Flood risk assessment required to establish the developable area of the site.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Limited impact – no biodiversity present on site. Potential linkages to Tay catchment area due to flooding potential. <b>In the River Tay Catchment Area.</b>	SAC with 750m of site	-	<p>Flood risk assessment required to establish the developable area of the site. Policy regarding Biodiversity would apply.</p> <p>Setback development from watercourse and existing woodland. However post development issues with trees could remain.</p> <p><b>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation</b></p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geodiversity present.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No watercourse or woodland within site.	GIS	0		0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site on disused airfield and adjacent to a number of farm steadings and cottages. Would require car use therefore potential but limited increase in air pollutants.	GIS layers	-	Could be mitigated through potential sustainable forms of travel being investigated.	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Errol primary school catchment area. School at capacity running at 145%	1.4 km from Errol primary school.	--	Would require extension to school to accommodate increased school roll.	--



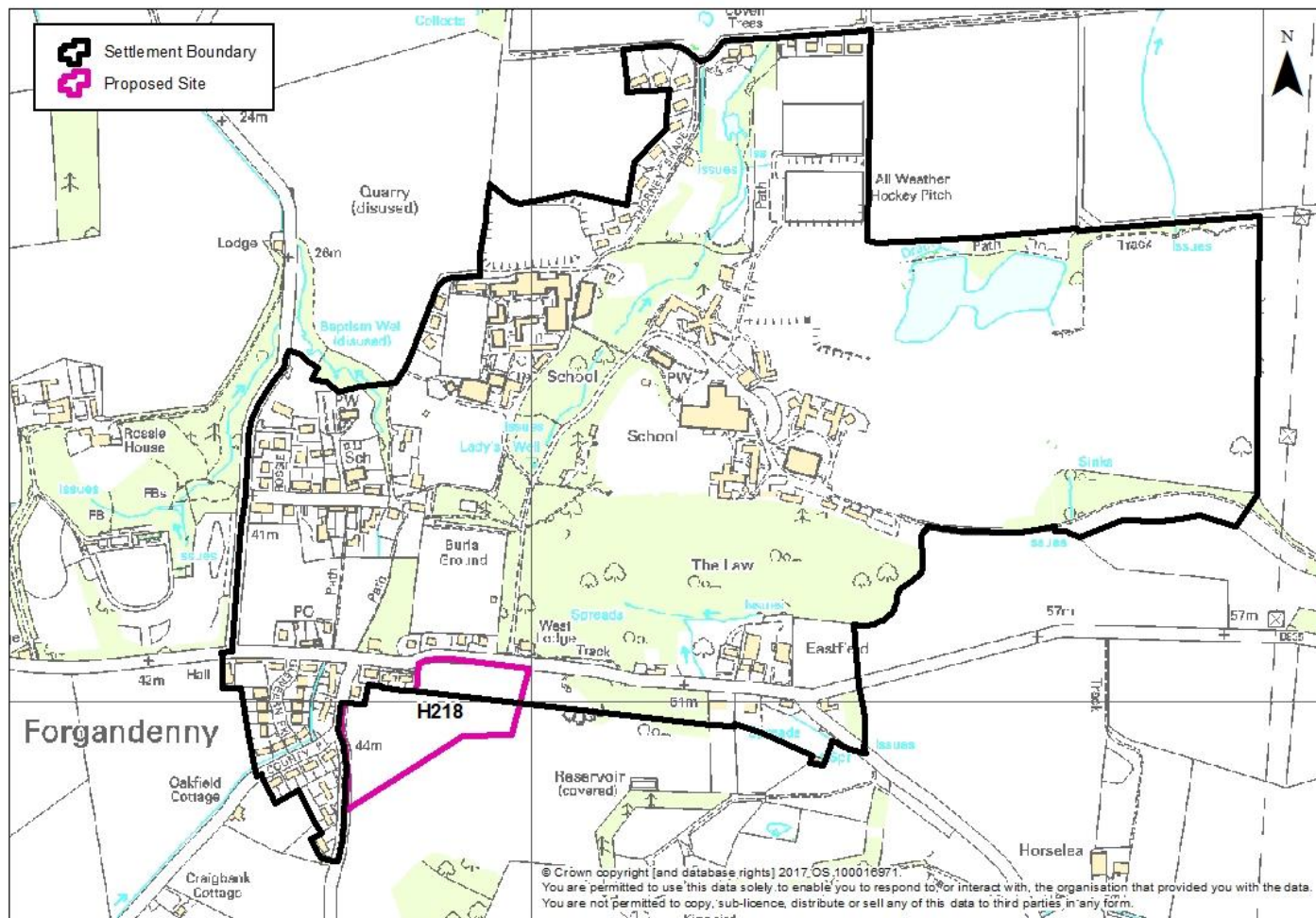
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No open space, Core path 350 metres from site.	GIS	0	Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Mixed use proposal.	Uniform	+		+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	Aerial	+		+
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Unknown contaminated land issues due to being an airfield previously.		-		-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Permission approved for extension to consent time.	Uniform	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site facing south. Quite exposed.	Aerial	+	South facing houses taking advantage of site orientation.	++

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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Airfield is designated as wartime archaeology so would require investigation.	GIS	--	Archaeological survey/investigative trench work may be required.	+
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Site is a disused airfield with wartime buildings.		+	Opportunity to reflect this historic setting through design and references to the previous use including street names, information boards and creation of specifically designed open space.	++
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	A large site which would impact on the countryside setting of the area and current buildings.		-	Design and landscaping will be key to creating a sympathetic development.	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None at this time		0		0

<b>Site Name:</b> Forgandenny1	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Forgandenny	<b>GIS Site Ref:</b> Forgandenny1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Forgandenny1 <b>Proposed Plan Ref:</b> H218	<b>Outside or adjacent to a settlement boundary?</b> Adjacent to, and partially within, settlement boundary.	
<b>OS Grid Ref:</b> 308865 717979	<b>Site Size (ha):</b> 2.4ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is to the south of B935 road at the southern end of the village. There are residential properties adjoining the north-west section of the site, with further properties to the north and west. The land is undeveloped agricultural land and slopes from the south-east to north-west.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agriculture	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Part of the site falls within the settlement boundary. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Western section of site subject to high and medium probability of surface water flooding.	GIS	--	Flood Risk Assessment and Drainage Impact Assessment would be required, including implementation of SUDS to mitigate against any negative impacts on water environment.  Policies on Water Environment and Drainage, New Development and Flooding will apply.	-
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						from all developments within and close to settlement envelopes to connect to the public sewer	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No risk identified.	GIS	--	Flood Risk Assessment and Drainage Impact Assessment would be required, including implementation of SUDS to mitigate against any negative impacts on water environment.  New development and Flooding policy will be used.  Application of the Water Environment and Drainage policy also.	-
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Protected species recorded within close proximity to the site: <ul style="list-style-type: none"> <li>- Common toad</li> <li>- Hedgehog</li> <li>- Red squirrel</li> <li>- Common frog</li> </ul>	GIS	-	Ecological Impact Assessment potentially required to assess any possible impact on protected species. Site design and layout will incorporate landscaping (including native species) as well as measures to improve biodiversity on the site. Any mature vegetation/trees on boundaries that add to the biodiversity value of the area will be retained.	0



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

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

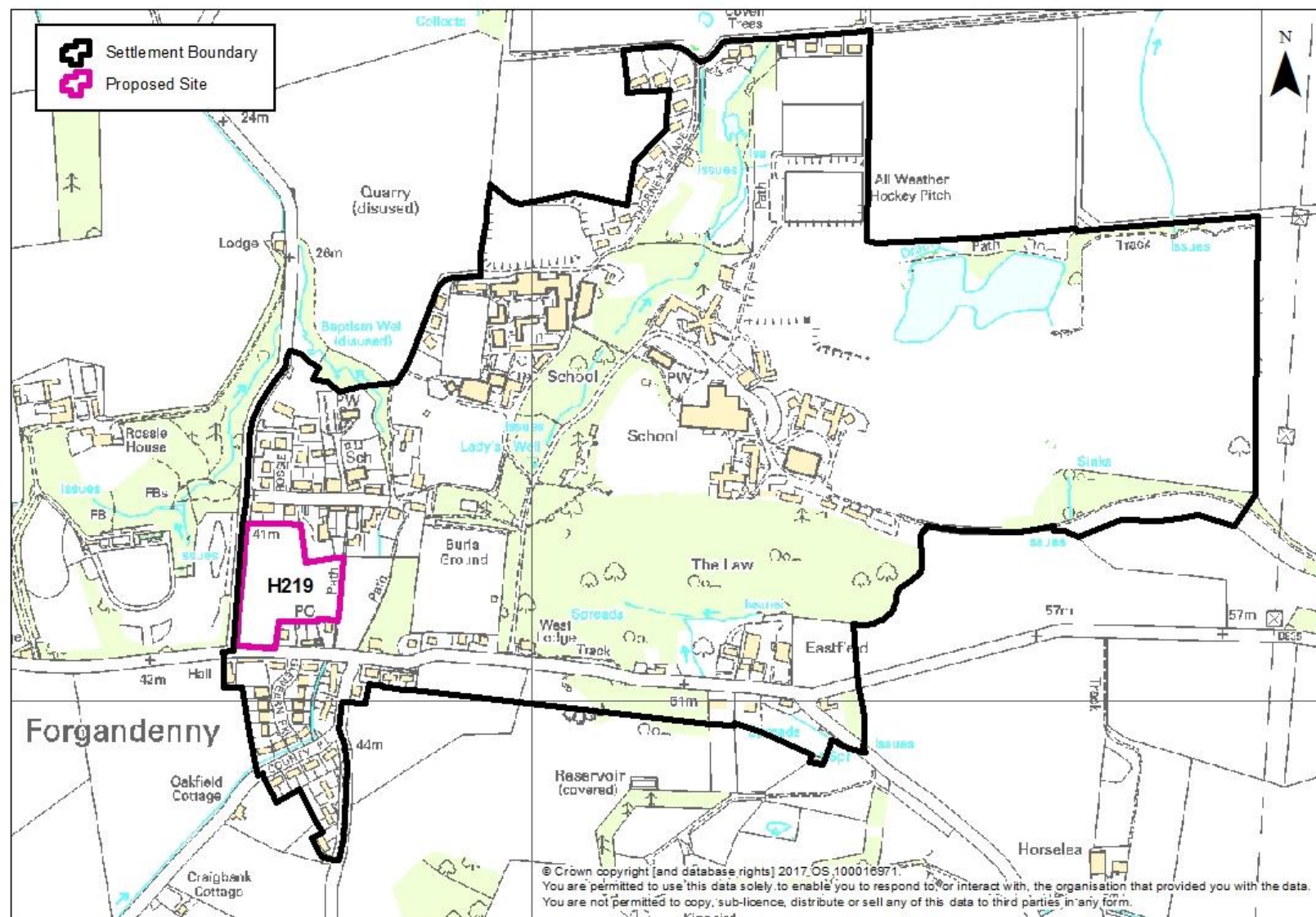
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?		aspect for solar gain.			the site to limit effects of prevailing SW winds. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be taken from B935 or Kinnaird Road to the west.  No significant road network issues identified, however further assessment required.	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility. Road and access improvements. Transport Statement would be required to assess potential impact on road network.  Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements.  Very limited services available in Dunning, requirement to travel elsewhere for various services.	GIS	-		-

[illegible]

[illegible]

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Majority of site is covered by the Kinnaird Road Rig and Furrow archaeological site boundary. Site is south of Forgandenny Conservation Area but unlikely to impact on its setting.	GIS	-	Archaeological Impact Assessment to assess potential impact on archaeological site and its setting.  Ensure sensitive design and layout to reduce any potential impact on heritage designation.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No opportunities identified.	GIS	0		0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Proposed residential use considered to be broadly compatible with surrounding land uses.	GIS/OS Map	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No constraints identified in submission.	CFS form	0		0

<b>Site Name:</b> Forgandenny2	<b>Source of site suggestion:</b> pre-MIR consultation site.		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>
<b>Settlement:</b> Forgandenny	<b>GIS Site Ref:</b> Forgandenny2 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Forgandenny2 <b>Proposed Plan Ref:</b> H219	<b>Outside or adjacent to a settlement boundary?</b> Within settlement boundary.	
<b>OS Grid Ref:</b> 308684 718479	<b>Site Size (ha):</b> 1.5ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non-tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is to the north of B935 road at the northern section of the village. There are residential properties adjoining the south and northern boundaries. The land is undeveloped agricultural land.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agriculture/Designated Open Space	<b>Proposed Use:</b> Residential	<b>Officer Comments:</b>  Site falls within the settlement boundary/Conservation Area and is currently designated as open space. Contrary to TAYplan spatial strategy to focus growth on tiered settlements.	







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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Can the option connect to the public foul sewer?	Water		GIS		Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No risk identified.	GIS	-	Further investigations may be required including implementation of SUDS to mitigate against any negative impacts on water environment.  Policies on New Development and Flooding and Water Environment and Drainage would apply.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Loss of agricultural land.	GIS	-	Site design and layout will incorporate landscaping (including native species) as well as measures to improve biodiversity on the site. Any mature vegetation/trees on boundaries that add to the biodiversity value of the area will be retained.	0
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected		No geo-diversity interests identified.	GIS	0		0

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	or material assets	adjoins the eastern edge of the site.			positive impact, including connecting to existing path to the east of the site and forming an extension of the existing green corridor which would link in with the mature trees to the west of the site.  Application of policies on Community Facilities, Sport and Recreation ensures appropriate provision of informal and formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	CFS, GIS	0		0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Brown forest soils.	GIS	-	Re-use of soil in local area	0
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No classification identified.	GIS	0		0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes.	CFS form	0		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site generally flat.	GIS, CFS form	0	Design layout to ensure solar gain. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be taken from B935 or Station Road to the west.  No significant road network issues identified, however further assessment required.	Site visit  Check CFS form aerial map	-	Application of policies on Transport and Accessibility. Road  Transport Statement would be required to assess potential impact on road network.  Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Whole of site within 400 metres of various bus stops, with links to Perth and other nearby settlements.  Very limited services available in Dunning, requirement to travel elsewhere for various services.	GIS	-		-

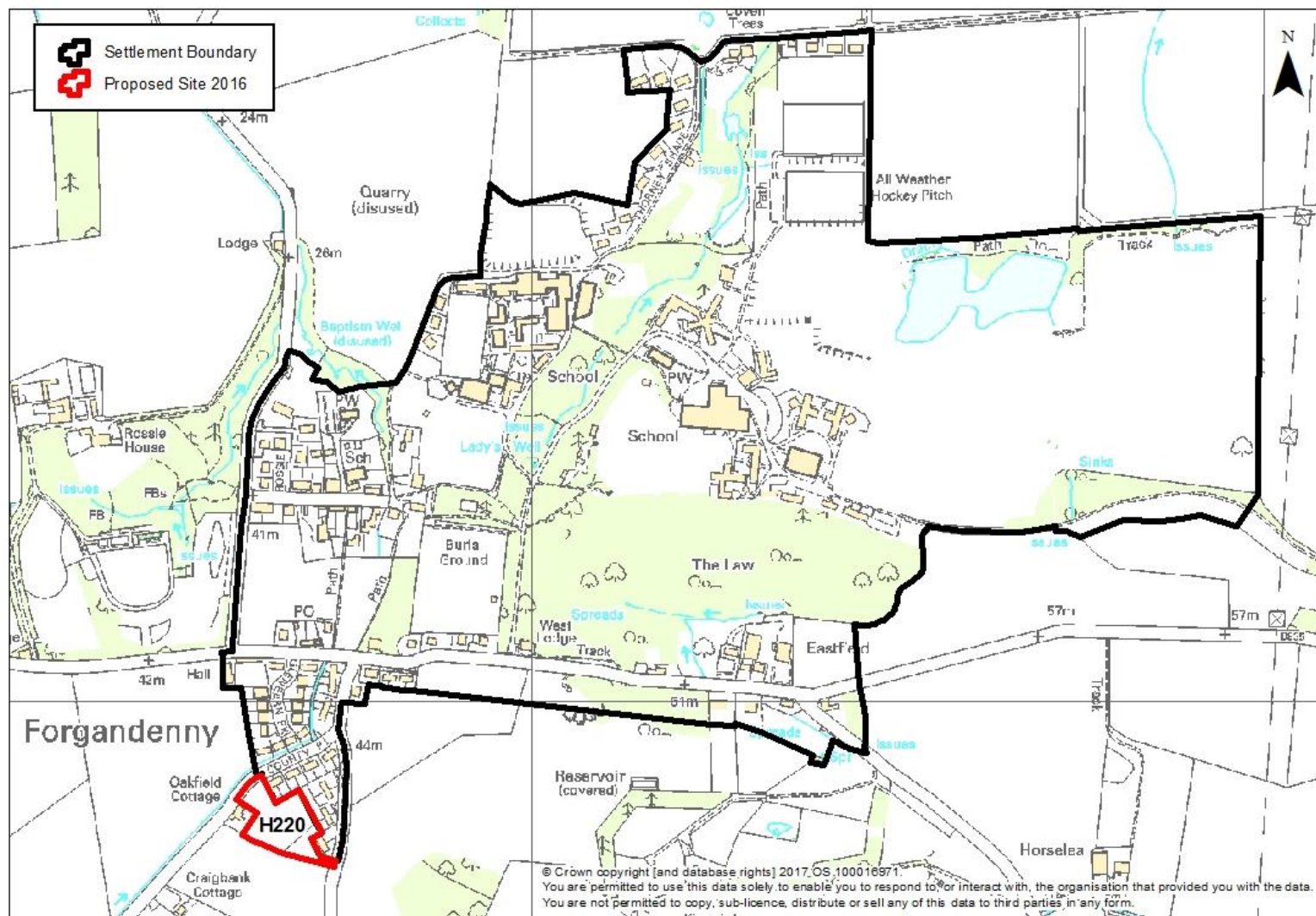
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Above-ground telephone lines exist on site.	GIS/OS Map	-	Site layout to ensure that existing facilities are not negatively impact upon.	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Contrary to TAYplan strategy to focus new development in tiered settlements.	Check NPF3 and TAYplan SDP	--		--
	Will the site make use of existing buildings?	Material Assets	No buildings on site.	GIS/OS Map	0		0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	No landscape designations associated with site.	GIS	0		0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site on an open agricultural field in centre of village. Site contributes to setting of Conservation Area and key views of the village from Station Road and along B935 from the west.	GIS	-	Landscape appraisal required to assess impact and to identify mitigation measures to reduce visual impact on the setting of the village. Sensitive design and layout of development to minimise landscape impact.	0
	Will the proposal have an adverse impact on the integrity	Popl and human health	Site not designated as greenbelt.	GIS	0		0

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

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



<b>Site Name:</b> Forgandenny 3	<b>Source of site suggestion:</b> Main Issues Report		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous planning applications for this site.
<b>Settlement:</b> Forgandenny	<b>GIS Site Ref:</b> Forgandenny 3 <b>MIR Site Ref:</b> Forgandenny 3 <b>Pre-MIR Site Ref:</b> N/A <b>Proposed Plan Ref:</b> H220	<b>Outside or adjacent to a settlement boundary?</b>  <b>Adjacent to existing settlement boundary for Forgandenny.</b>	
<b>OS Grid Ref:</b>	<b>Site Size (ha):</b>  0.66ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  No	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This is a small site within the village of Forgandenny that would be considered as potential infill. The neighbouring uses are both agricultural and residential.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Undeveloped land.	<b>Proposed Use:</b>  Housing	<b>Officer Comments:</b>  Site is out with TAYplan area	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Site is not within a waste water drainage hotspot.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	0	N/A	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No recorded flooding issues on this site.	Check all the GIS Layers for flood risk	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No biodiversity assets recorded on this site.	GIS layers SAC/SPA/SSSI/NNR/TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Any new development should promote and enhance biodiversity. This would include creating green corridors throughout the site to promote biodiversity and create new habitats.	+
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside	0	N/A	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	interests that could be affected by the proposal?			Geodiversity Sites			
	How will <a href="#">habitat connectivity</a> or <a href="#">wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	This proposal would result in the loss of undeveloped land which could potentially have a negative impact on biodiversity and habits.	GIS aerial map/OS map/site visit	-	Any new development should promote and enhance biodiversity. This would include creating green corridors throughout the site to promote biodiversity and create new habitats.	+
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	N/A	GIS Layers	N/A	N/A	N/A
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is within the catchment for Forgandenny primary school which does not have existing capacity.	GIS Layers for school catchments	--	Developer contributions would be required for this site.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	This proposal is unlikely to have an impact on open space although it could help provide additional open space/play provisions within the village.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	N/A housing site.	Check CFS form	N/A	N/A	N/A
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield.	GIS aerial map/site visit	0	N/A	0
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	<p>This site is within an area of prime agricultural land the entire site is class 3.1 prime.</p> <p>The site is classed as mineral soil with no peat.</p>	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Reuse soils locally	-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP	Material assets	Yes	Check CFS form	+	N/A	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	timeframe?						
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Yes	Check CFS form, aerial map and possibly site visit	+	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature	+
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site could be accessed from either Country Place or Kinnaird Road. However these are both small rural roads and this development could lead to increased traffic on these roads.	Site visit  Check CFS form aerial map	+	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are limited facilities within the village of Forgandenny however there is a bus stop on the main road to the North of the site and the whole of the site lies within 400m of this.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	0	N/A	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons,	Material Assets and Population and Human Health	No.	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	N/A	N/A	N/A

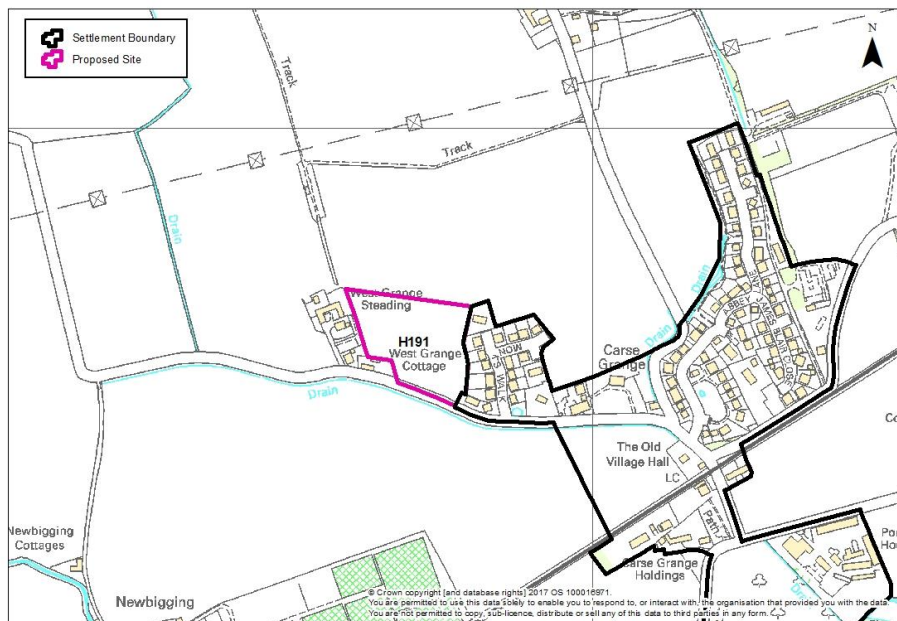
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	underground gas pipelines etc.			<p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No.	Check NPF3 and TAYplan SDP	--	N/A	--
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS aerial map/site visit	N/A	N/A	N/A
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	This site is within the Ochil Hills Special Landscape Area.	GIS layers for NSA, and SLA	-	The design and boundary treatments within this site should ensure there is no detrimental impact on the SLA.	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does	Landscape	This is a rural location within a designated landscape area.	Check existing LDP	-	The design and boundary treatments within this	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	not exceed the capacity of the landscape to accommodate it? (see notes)			GIS layer wild land  Check the landscape impact using capacity study if one is available  Site visit		site should ensure there is no detrimental impact on the SLA or surrounding area.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	The site is out with the greenbelt.	GIS layer greenbelt	N/A	N/A	N/A
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No.	GIS layer for waste management sites	N/A	N/A	N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	N/A	Check Zero Waste Plan	N/A	N/A	N/A



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are no cultural heritage assets recorded on this site.	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	0		0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Limited impact.		0		0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes neighbouring uses are housing and agricultural.	OS map and site visit	+	N/A	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints.	Check CFS form	+	N/A	+

<b>Site Name:</b> Grange 1	<b>Source of site suggestion:</b>  Call for sites	<b>All landowners/interested parties identified/aware?</b>  Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous applications
<b>Settlement:</b> Grange	<b>GIS Site Ref:</b> Grange 1 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H191	<b>Outside or adjacent to a settlement boundary?</b> Adjacent	
<b>OS Grid Ref:</b>  326745 725695	<b>Site Size (ha):</b> 2.2	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Agricultural land
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agricultural	<b>Proposed Use:</b> Housing	<b>Initial Officer Comments</b> Large site in a small settlement	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No water course adjacent to site but potential connections with the risk of flooding.</p> <p>Water quality overall status poor.</p> <p>Arable farming identified as a pressure.</p>	GIS	-	Flood risk assessment may be required to establish the impact that development would have on the surface water issue.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Can the option connect to the public foul sewer?	Water	Yes		-	Foul drainage policies apply	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	River flooding along the road and into the edge of the settlement.  Surface water on the road outwith the site but not within the site.	GIS	-	Flood risk assessment may be required to establish the impact that development would have on the surface water issue.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Limited impact – no biodiversity present on site. Potential linkages to Tay catchment area due to flooding potential. SAC with 1.5km of site  In the River Tay Catchment Area.	GIS	-	Flood risk assessment may be required to establish the impact that development would have on the surface water issue. Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geodiversity present.		0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No watercourse or woodland within site.		0		0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site within a small, built up area. Unlikely to have issues with air.	GIS layers	0		0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Errol primary school catchment area. School at capacity.	1.4 km from Errol primary school.	--	Would require extension to school to accommodate increased school roll.	--
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space	Popl and human health or material	Small amount of amenity space. Core path outwith the site. Open space 400 metres. Core path 800 metres.	GIS	+	Enhancement of core path and amenity space may be required to provide better access to	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	or result in a loss of open space?	assets				these facilities.	
	Will the proposal create/reduce employment land/opportunities?	Population	Housing proposal with potential for community space	CFS	+	The creation of a community space would have a benefit for the local settlement.	+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	Aerial	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No contaminated land issues. Agricultural land.	Field crops on GIS.	-	Good quality soils should be removed for use in other parts of Perth and Kinross.	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Site could be deliverable .		0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site facing south.	Aerial	+	South facing houses taking advantage of site orientation.	++
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access directly onto minor road.	Site visit Check CFS form Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	++

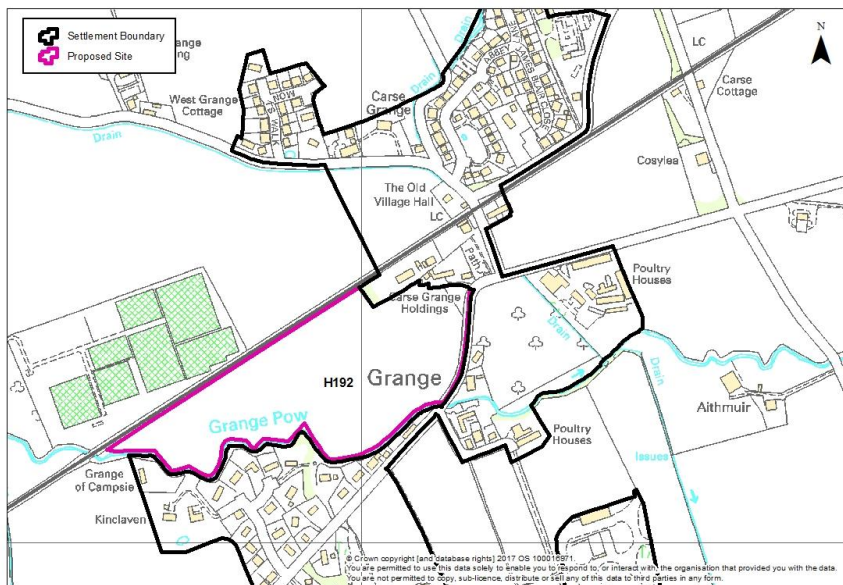
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Outwith bus stop buffer of 400m.	GIS	-	N/A	-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No servicing constraints. Rail network 200m.		0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No, outwith tiered settlement.		--	N/A	--
	Will the site make use of existing buildings?	Material Assets	No		-	N/A	--
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No landscape designations	None	0		0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is adjacent to housing sites. It fits within the development of the village.		+	Would require careful design and landscaping to ensure countryside setting is enhanced	++

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



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No real opportunities to improve cultural heritage.		0		0
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes, housing sites on both sides of site.		+	Careful design to incorporate the development within the settlement.	++
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No		0		0

<b>Site Name:</b> Grange 2	<b>Source of site suggestion:</b>  Call for sites	<b>All landowners/interested parties identified/aware?</b> Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Site part on a larger application for a village which was refused permission in 2007.
<b>Settlement:</b> Grange	<b>GIS Site Ref:</b> Grange 2 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H192	<b>Outside or adjacent to a settlement boundary?</b> Within.	
<b>OS Grid Ref:</b>  326942 725247	<b>Site Size (ha):</b> 8	<b>Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered</b>	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Site is bounded by a burn and adjacent to the railway line.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agriculture	<b>Proposed Use:</b> Housing with community facilities	<b>Officer Comments</b> Site on agricultural land. It has limited access to a road and is currently quite difficult to access for a visit. There are flooding issues within the site and is not in a tiered settlement therefore is contrary to TAYplan and LDP strategy.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Site is at medium risk of flooding and water could impact on River Tay. Burn runs along the boundary of the site. Water quality overall status poor.</p> <p>Arable farming identified as a pressure.</p>		--	Flood risk assessment required to establish the developable area of the site.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Can the option connect to the public foul sewer?	Water	Yes		-		0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Site is at risk of flooding and water could impact on River Tay.	GIS	--	Flood risk assessment required to establish the developable area of the site.	-
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site is at risk of flooding and water could impact on River Tay. Burn runs along the boundary of the site. SAC with 750m of site.	GIS	--	Policy regarding Biodiversity would apply.  Setback development from watercourse and existing woodland. However post development issues with trees could remain. Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geodiversity present.		0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Watercourse present on site so biodiversity habitat could be affected.		--	Policy regarding Biodiversity would apply.  Setback development from watercourse and existing woodland. However post development issues with trees could remain.	-
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site on agricultural land adjacent to railway line.	GIS layers	0		0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Errol primary school catchment area. School at capacity running at 145%. 1.4 km from Errol primary school.	GIS	--	Would require extension to school to accommodate increased school roll.	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity	Popl and human health or material	Amenity space within the settlement. Core path 350 metres.	GIS	+	Enhancement of local open space and core paths could provide a positive impact.	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	and accessibility to open space or result in a loss of open space?	assets				Application of Policy ensures appropriate provision of informal and formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	Housing proposal with community facilities	CFS	+	Development of village hall would have a positive impact on the community.	+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	Aerial	-		0
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Field crops.	Aerial	0	Reuse soils locally	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Unlikely due to constraints		-		-
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site facing north		-	South facing houses taking advantage of site orientation.	0
	Vehicular Access constraints or	Material	Access is not clear and would need	Site visit	-	Access road would need to be	0

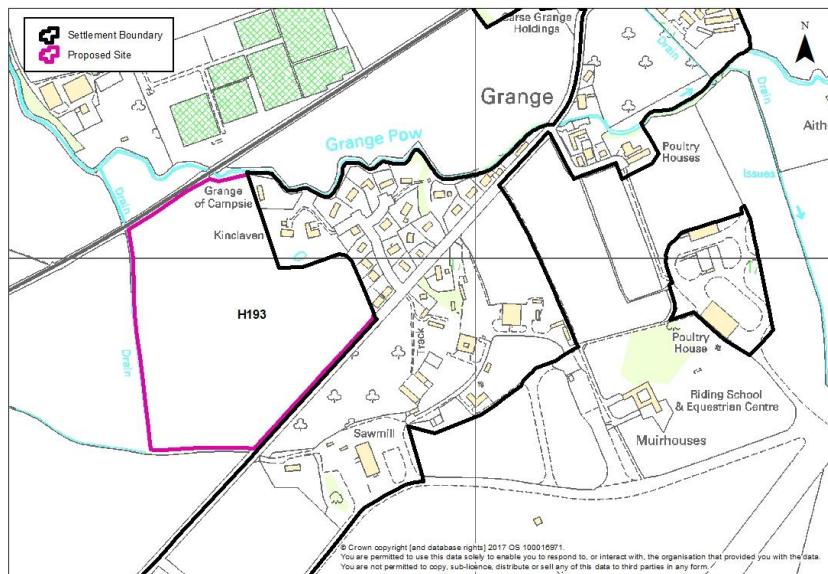
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	opportunities - Road network capable of accommodating traffic generated?	assets and climatic factors?	further investigation.	CFS form Aerial maps		delivered to the satisfaction of the Council as Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Within bus stop buffer of 400m.		+		+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No servicing constraints. Rail network adjacent.		0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No, outwith tiered settlement.		--		--
	Will the site make use of existing buildings?	Material Assets	No		-		-
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No landscape designations	None	0		0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that	Landscape	Site is adjacent woodland and burn		--	Sensitive design, however	-

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is surrounded by archaeology due to wartime airfield.		-	Archaeological survey/investigative trench work may be required.	+
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Site is adjacent to a disused airfield with wartime buildings. Proposal to create access into site could assist in access to wartime heritage.		+	Opportunity to reflect this setting through design and references to this previous use.	++
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Flood risk on site would prevent most of it being developable.		--	Flood risk assessment would be required to determine actual developable area. Could be potentially for less than 10 houses.	--
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None identified		0		0

<b>Site Name:</b> Grange 3	<b>Source of site suggestion:</b> CFS		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No previous applications.
<b>Settlement:</b> Grange	<b>GIS Site Ref:</b> Grange 3 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> H193	<b>Outside or adjacent to a settlement boundary?</b> Within	
<b>OS Grid Ref:</b>  326619 724905	<b>Site Size (ha):</b> 10	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Untiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  Farmland
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agricultural	<b>Proposed Use:</b> Housing with community facilities	<b>Officer Comments:</b> Site on agricultural land adjacent to housing. It is a large site with surface flooding evident during site visit. It is contrary to TAYplan and LDP strategy as it is outwith a tiered settlement.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Impact on River Tay catchment due to flood risk. Tay SAC 1.4kn Water quality overall status poor. Arable farming identified as a pressure.		--	Flood risk assessment required to establish the developable area of the site.	-
	Can the option connect to the	Water	Yes		-		0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	public foul sewer?						
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Entire site a risk of flooding.	Medium risk throughout	--	Flood risk assessment required to establish the developable area of the site.	-
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Flood risk within site means could be <b>impact on Tay SAC.</b>	Tay SAC 1.4kn	--	<p>Flood risk assessment required to establish the developable area of the site. Policy regarding Biodiversity would apply.</p> <p>Setback development from watercourse and existing woodland. However post development issues with trees could remain.</p> <p><b>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an</b></p>	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		None		N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland adjacent and water course could have negative impact on habitat corridor		-	Policy regarding Biodiversity applies.  Setback development from watercourse and existing woodland. However post development issues with trees could remain.	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No real impact on air quality as site within small settlement.	GIS layers	0		0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material	Errol primary school catchment area. School at capacity running at 145%. 1.4 km from Errol primary school.	GIS	--	Would require extension to school to accommodate increased school roll.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Amenity space within the settlement. Core path 1 km.	GIS	+	Could enhance core path & open space within settlement.	++
	Will the proposal create/reduce employment land/opportunities?	Population	Possible community facility on offer.	CFS	+	Could provide village centre.	+
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	Aerial	-		0
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Field crops.	GIS	0	Reuse soils locally	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Unlikely due to constraints on site		-		-
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing		+	Could enhance solar gain through careful design	++
	Vehicular Access constraints or opportunities -	Material assets and climatic	Adjacent to road.	Site visit Check CFS form	+	Access road would need to be delivered to the satisfaction of the Council as Roads	++

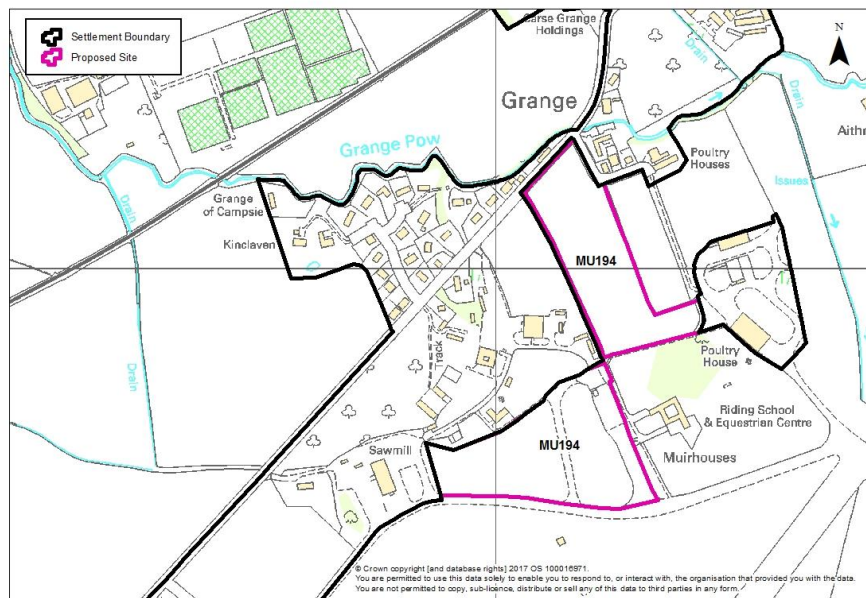
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is adjacent woodland and burn running through it. Some buildings adjacent but would need to ensure the countryside setting is maintained.		-	Sensitive design to ensure countryside setting is kept	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	N/A		N/A
<b>Material assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No		N/A		N/A
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	N/A		n/a		n/a
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and	Archaeology within site		-	Archaeological survey/investigative trench work may be required.	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		archaeological heritage (and links with landscape)					
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Possible improvements		+	Site would have to ensure archaeological survey was undertaken and reference was made to previous use through design of the site.	++
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighbouring uses	Countryside setting		0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+		+

<b>Site Name:</b> Grange 4	<b>Source of site suggestion:</b> Call for sites		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Permission for sustainable village for Morris Leslie. Permission to extend consent for 3 years given in 2013.
<b>Settlement:</b> Grange	<b>GIS Site Ref:</b> Grange 4 <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> <b>Proposed Plan Ref:</b> MU194	<b>Outside or adjacent to a settlement boundary?</b> Within	
<b>OS Grid Ref:</b>  327119 724852	<b>Site Size (ha):</b> 7.4	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b> Site is adjacent to and part of a disused airfield on a flat site very close to River Tay.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b> Agricultural	<b>Proposed Use:</b> Housing	<b>Officer Comments:</b> Site on agricultural land adjacent to housing. Contrary to TAYplan strategy. Planning consent already granted to site adjacent.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Impact on River Tay catchment due to proximity  Water quality overall status poor.  Arable farming identified as a pressure.	Tay SAC 1.4kn	--	Flood risk assessment required to establish the developable area of the site.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	Can the option connect to the public foul sewer?	Water	Yes		-	Foul drainage policies apply	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Some surface water flood risk.	Medium risk	--	Flood risk assessment required to establish the developable area of the site.	-
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Impact on River Tay catchment due to proximity	Tay SAC 1.4kn	--	Flood risk assessment required to establish the developable area of the site.  Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
						appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		None		N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland adjacent and water course could have negative impact on habitat corridor	GIS	-	Would require maintaining and enhancing watercourse/tree belt	0
<b>Air Quality</b>							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No real impact on air quality as site within small settlement.	GIS layers	0		0

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

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





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

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

<b>Site Name:</b>  Guildtown 1	<b>Source of site suggestion:</b>  Landowner	<b>All landowners/interested parties identified/aware?</b> Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Planning App 14/02037/FLL for the waste water treatment works on the south part of the site.  This site where previously submitted to the LDP (MIR ref 482/485) but not carried forward into the MIR
<b>Settlement:</b>  Guildtown	<b>GIS Site Ref:</b> <b>MIR Site Ref:</b> <b>Pre-MIR Site Ref:</b> Guildtown 1 <b>Proposed Plan Ref:</b> H195	<b>Outside or adjacent to a settlement boundary?</b>  Adjacent to settlement boundary	
<b>OS Grid Ref:</b>  313193 731816	<b>Site Size (ha):</b>  5ha	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Not within a tiered settlement	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</b>  This site lies to the west of the existing village. It is a relatively flat site currently used for agriculture.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  Agricultural Land	<b>Proposed Use:</b>  Mixed Use master planned site.	<b>Initial Officer Comments</b>  Outwith Spatial Strategy and so unlikely to be brought forward as contrary to TAYplan.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				layer		avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	
	Can the option connect to the public foul sewer?	Water	Waste Water treatment works it the lies within the south end of the site.	GIS Layer for existing network		Policy on Public Foul Sewers applies	
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	According to SEAP flood maps the Cambusmichael burn is a potential flood risk. The southern section of the site is an area with a medium probability of flooding.	Check all the GIS Layers for flood risk	-	A flood Risk Assessment should be undertaken to ensure development is located away from areas that may flood.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>There are no nation/international/location designations within this site but it is within 2km of the River Tay SAC.</p> <p>Hedgehogs have been recorded in the south east area of this site.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p>	-	<p>Application of policy on Biodiversity will ensure the protection of hedgehogs.</p> <p>The site has the potential to have a negative impact on the River Tay SAC. Further investigation (through the HRA) will ensure that if this site comes forward there will be no negative impact on the integrity</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				River Tay Catchment		of the SAC.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	N/A		N/A
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No woodland within the site but the southern edge of the site borders and ancient woodland. Potentially negative impact on habitats surrounding the three waterways that runs through this site.	GIS aerial map/OS map/site visit	-	<p>Waterway and habitats surrounding them should be protected and development should be set back from these areas.</p> <p>Application of policy to avoid/reduce/mitigate and enhance any impacts on woodland, woodland should be retained in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy.</p> <p>Considerations should be given to the potential to increase habitat connectivity throughout the site.</p>	+

Air Quality

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Development within Guildtown is currently restricted as it could have negative impacts on air quality. However this will be reduced by the development of the CTLR.	GIS layers	-	New development should consider sustainable travel methods and sustainable construction methods in line with policies. This will help mitigate against any negative impact on air quality	0
<b>Service Infrastructure</b>							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	<p>It is suggested that this site could provide additional village facilities if required.</p> <p>It is within the Guildtown Primary school catchment which does not have any additional capacity. It is currently running at 126% capacity.</p> <p>There is already a large public park in Guildtown.</p> <p>An adopted Core path runs through the south eastern corner of this site.</p>	GIS Layers for school catchments	--	<p>Developer requirement could ensure that contributions are made to help reduce the impact on the school; however it does not currently have capacity to support future development.</p> <p>The site could connect into and where possible improve the existing Core Paths.</p> <p>New community facilities could be provided on this site where required.</p>	-
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	<p>There is already a large public park in Guildtown.</p> <p>An adopted Core path runs through the south eastern corner of this site.</p>	GIS layers for core paths and rights of way and maintained open space	0	Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and existing LDP for open space allocations		The site could connect into and where possible improve the existing Core Paths.	
	Will the proposal create/reduce employment land/opportunities?	Population	Potential for some land to be allocated as employment through the master planning process.	Check CFS form	0	It is unlikely that this site would be appropriate for employment or mixed uses due to its rural location.	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield.	GIS aerial map/site visit	-		-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	No loss of carbon rich soils or prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0		0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	Check CFS form	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing	Climatic factors	It is suggested that the site can be orientated to maximise solar gain. Shelter belts can be planted to	Check CFS form, aerial map and	+	In line with policy regarding Sustainable Construction, development should look towards creating sustainable	+



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	winds?		protect any new development from prevailing winds.	possibly site visit		buildings.	
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site lies just off the A93 and access can be taken from the new road (built by Scottish Water) within the site.	Site Visit  Check CFS form  Aerial map	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is close to existing facilities within Guildtown including bus stops, the local primary school and the village hall.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance  Check distance to local services and amenities	+	Community facilities could be developed within this site. The site is currently well accessed by public transport.	++
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	N/A		N/A

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

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is an archaeological site in the southern part of the site. Further study would be needed regarding this.	GIS layers  Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology  Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.  Further studies will be required to ensure development on this site has no impact on archaeological assets.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		N/A		N/A
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Neighbouring uses are mainly housing so further development is likely to be compatible with this.	OS map and site visit	+		+

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