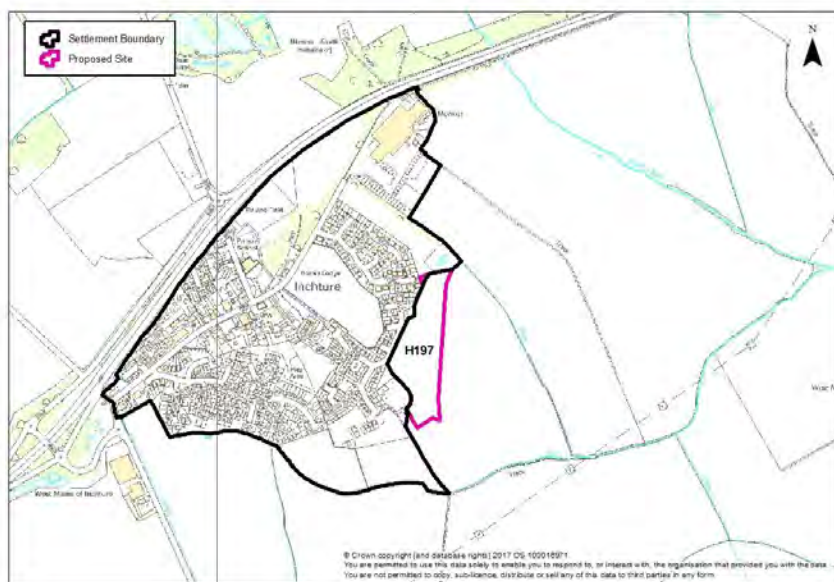
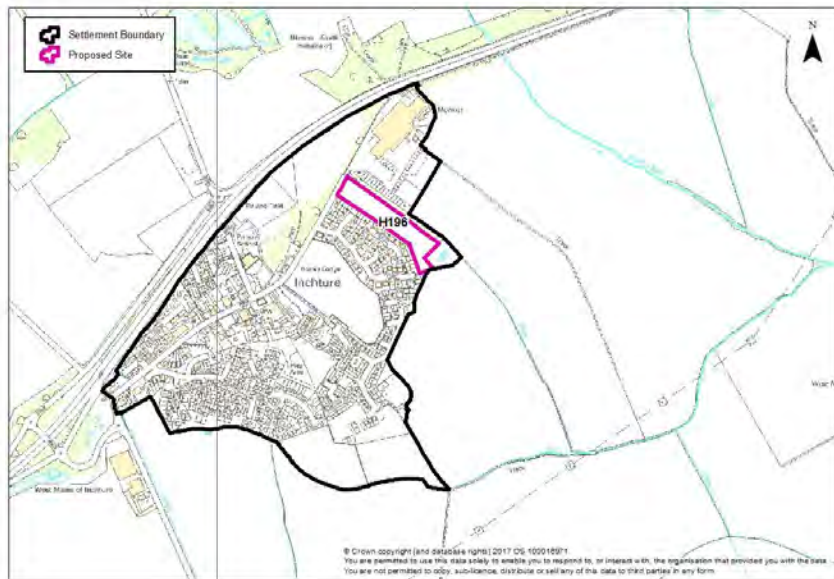


Appendix E – Perth Area Site Assessments (Settlements H-Z)

Site Name: Inchture 1 & 2	Source of site suggestion: Muir Homes, in control of site.	All landowners/interested parties identified/aware? Yes	Site History/Previous planning applications, existing local plan policies and proposals: Presented at the previous Call for Sites stage.
Settlement: Inchture	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Inchture 1&2 Proposed Plan Ref: H196 & H 197	Outside or adjacent to a settlement boundary? Inchture 1 within settlement boundary, Inchture 2 outwith but adjacent to boundary.	
OS Grid Ref: 328474 728999 328564 728659	Site Size (ha): Both sites 5.27 (3.41 Inchture 2)	Within a TAYplan preferred Settlement, if so which settlement tier? Within Greater Dundee Housing Market	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Low lying land typical of the area, adjacent to recent Muir development – proposal is for an extension to recent development site. Considerable contributions were given to upgrade school and community facilities from the last development so further housing would help support these services.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Designated open space and agriculture	Proposed Use: Residential	Officer Comments Inchture 1 is currently within settlement boundary although designated open space and Inchture 2 is outside although adjacent to settlement boundary. Site would be a large extension to the recent development. One of the larger settlements within the Greater Dundee Housing Market 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Small burn and pond adjacent to site. Water quality overall status poor. Arable farming identified as a pressure.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Application of Policy: Water Environment and Drainage offers 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. 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.	0
	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	Medium probability of river flooding to the south of the site, very minor section low probability to the south. Minor parts of site also identified for	Check all the GIS Layers for flood risk	-	Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application	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
		Health	surface water flooding.			stage to assess the risk of flooding on site.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Treebelt surrounding parts of site. Site in agricultural use so will have biodiversity value.</p> <p>Within River Tay Catchment Area</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>Policy regarding Biodiversity applies.</p> <p>Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.</p> <p>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.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could</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
						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 local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Possibly habitat fragmentation due to close proximity to adjacent watercourses and trees.	GIS aerial map/OS map/site visit	-	Ensure development is set back from watercourses and woodland. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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,	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
						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.	
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Inchtute Primary School at capacity (81%). The site is within walking distance of several areas of open space in the village.	GIS Layers for school catchments	-	Developer contribution towards education. (Previous Muir development sought large education contribution so this would be taken into account).	0
	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	If Inchtute 1 was to be progressed then this would result in a loss of designated open space (although this area is not used for recreation, it is designated to provide a landscape	GIS layers for core paths and rights of way and maintained	0	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal 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 mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>setting and provide a buffer between the current development.)</p> <p>Adopted core paths within vicinity where connections could be improved.</p> <p>There are various recreational open spaces within close proximity to the sites.</p>	open space and existing LDP for open space allocations		<p>alongside development proposals.</p> <p>Retention of core paths along boundaries and consider additional linkages to the core path network in surrounding area. Enhancement of green infrastructure.</p>	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit			
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Site consists of agricultural land graded 2 and 3.1.	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes within the LDP period	Check CFS form	+		+

	Site assessment question (click on links embedded in the text 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 has southern facing aspect to it although minimal shelter from prevailing winds apart from new housing development.	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.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access is possible into the sites is they are brought forward together	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	Town centre roughly 500 metres from site. Site outwith 400m buffer for 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 policy which requires development proposals to be easily accessible to all modes of transport. Consider extension of bus services within Inchture.	+
	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	0	n/a	0

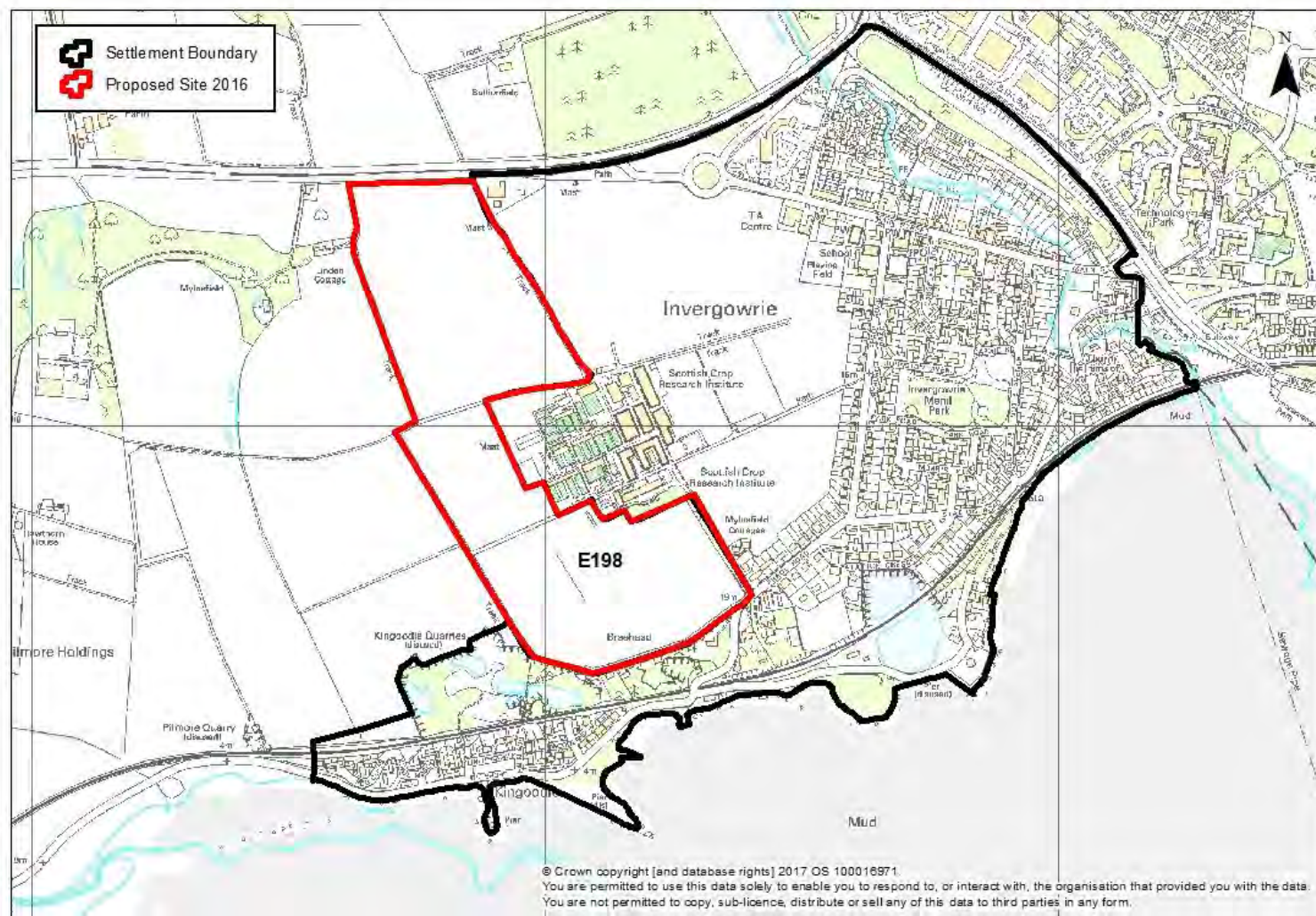
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>buffer</p> <p>Check the health and safety 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	--
	Will the site make use of existing buildings?	Material Assets	n/a	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	n/a	GIS layers for NSA, and SLA	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
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	Surrounding area has new development by same developer therefore it would be in-keeping with existing design. Agriculture provides boundary from east to south. Inchtute 1 within settlement boundary although designated open space. Inchtute outwith although adjacent to settlement boundary.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Landscaping and tree planting to screen the development should be required to minimise the visual impact from the south-eastern border.	+
	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
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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site adjacent to archaeology site, Mains of Inchtute which is currently white land, although safeguarded, in the LDP.	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. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features.	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	Access could be improved through design.		-	Application of policy regarding Scheduled Monuments and Archaeology, and appropriate mitigation and access agreed with Historic Scotland.	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							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site compatible with existing neighbouring uses – recent residential development and agriculture.	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

Site Name: Invergowrie E37 extension	Source of site suggestion: All landowners/interested parties identified/aware?	James Hutton Institute Yes	Site History/Previous planning applications, existing local plan policies and proposals: E37 adopted in LDP
Settlement: Invergowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: E198	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 729971 333951	Site Size (ha): 30.7	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is relatively flat sloping slightly down towards the A90. It is currently farmland
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): the site is in agricultural use and is undeveloped	Proposed Use: Employment	Officer Comments. It is a logical extension to the existing site and would provide opportunities for a range of employment uses attached to the James Hutton Institute.	



	Site assessment question (click on links embedded in the text 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	<p>The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot</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 hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	Application of policy on Water Environment and Drainage, which ensures that there is no deterioration of water body status	0
	Can the option connect to the public foul sewer?	Water	Yes	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	Slight surface water issues and adjacent to medium probability coastal flooding.	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	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	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site is adjacent to the Firth of Tay Estuary SAC.</p> <p>The sites are delineated by hedges with some trees.</p> <p>There are protected swifts on site and many nesting species in the local vicinity.</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>Evaluation and mitigation of potential impact on biodiversity interest.</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>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	There are many nesting species within the locality which should be considered.	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in 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
	greater connectivity?					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 Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	There would be some increased vehicle trips which would have an adverse effect on the air quality locally, but which would not trigger the designation of a new AQMA	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The employment site would provide potential in terms of educational facilities as it is linked with the James Hutton Institute.	GIS Layers for school catchments	+		+
	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	There are a number of core paths and asserted ROWs across the site which should be protected and 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	Population	Yes	Check CFS	++	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
	land/opportunities?			form			
Soils							
	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	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site. The site is adjacent a quarried area.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The agent assert that the site can be delivered within the LDP timeframe	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 generally level, and open. There is little shelter already in place at the site.	Check CFS form, aerial map and possibly site visit	0	Creation of structural landscaping to provide shelter on the site should be demonstrated through a landscape assessment.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be through the James Hutton Institute. Further discussion will be required regarding access into the site.	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

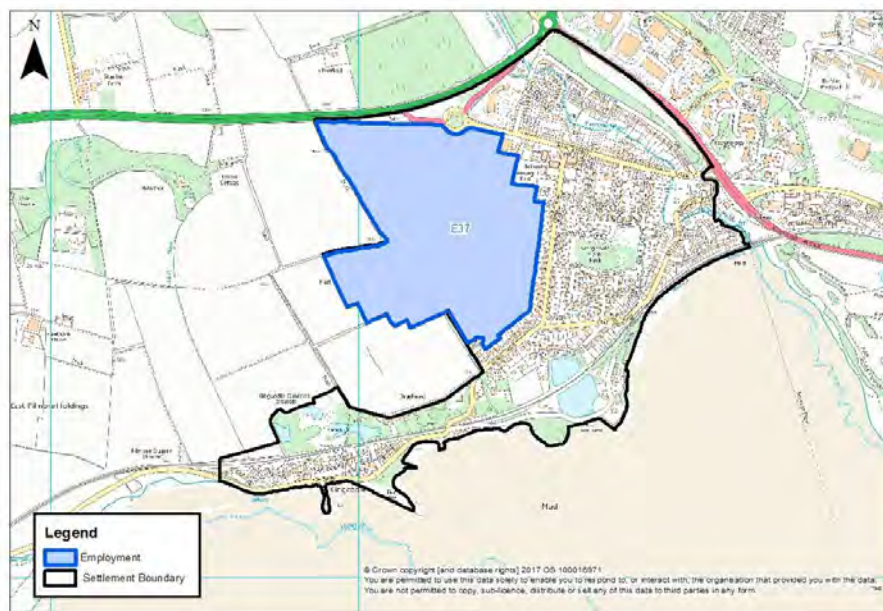
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are bus stops on Errol Way and Errol Road and the village centre is in walking 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	+	Application of policy regarding Transport and Accessibility that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel 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	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	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
				site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Within TAYplan as a Strategic Development Area	Check NPF3 and TAYplan SDP	+	n/a	+
	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
Landscape Designated sites							
	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 It is in the Coastal Lowlands LCA.	GIS layers for NSA, and SLA	0	n/a	0
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	The site is not within the settlement boundary but is immediately adjacent to it. Its landscape impact was previously considered.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of landscaping proposals to enhance the site's setting	+

	Site assessment question (click on links embedded in the text 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 green belt is designated in the settlement	GIS layer greenbelt	n/a	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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and	There are 3 scheduled monuments within the site. These would be required to be protected and enhanced through the design of the site and protected as open space. There is a listed building adjacent to	GIS layers Listed building, Scheduled Monuments, Conservation	--	Application of policy regarding Scheduled Monuments and Archaeology, which presumes against development that would have an adverse impact on Scheduled Monuments 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
		links with landscape)	the site that would also require to be protected.	Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit		protects areas of known archaeological interest and their setting	
	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	These would have to be designed into the site to ensure the setting as well as access was retained and enhanced.		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring use is the James Hutton Institute which is dominated by larger office blocks.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Owned by the James hutton institute and intended for their extension purposes.	Check CFS form	0	n/a	0

Site Name: Invergowrie E37	Source of site suggestion: All landowners/interested parties identified/aware?	James Hutton Institute	Site History/Previous planning applications, existing local plan policies and proposals: E37 adopted in LDP
Settlement: Invergowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: E37	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 730140 334254	Site Size (ha): 30.7	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is relatively flat sloping slightly down towards the A90. It is currently farmland
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): the site is in agricultural use and is undeveloped	Proposed Use: Employment	Officer Comments. Would provide opportunities for a range of employment uses attached to the James Hutton Institute.	



	Site assessment question (click on links embedded in the text 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	<p>The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot</p> <p>Water quality overall status poor.</p> <p>Arable farming identified as a</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	0	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
			pressure.	hotspots Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water	Yes	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	Slight surface water issues and adjacent to medium probability coastal flooding.	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
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site is adjacent to the Firth of Tay Estuary SAC.</p> <p>The sites are delineated by hedges with some trees.</p> <p>There are protected swifts on site and many nesting species in the local</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven</p>	-	<p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could</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
			vicinity.	Catchment Lunan Valley catchment River Tay Catchment		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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	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	There are many nesting species within the locality which should be considered.	GIS aerial map/OS map/site visit	-	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	Air	There would be some increased vehicle trips which would have an adverse effect on the air quality	GIS layers	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
	within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		locally, but which would not trigger the designation of a new AQMA				
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The employment site would provide potential in terms of educational facilities as it is linked with the James Hutton Institute.	GIS Layers for school catchments	+		+
	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	There are a number of core paths and asserted ROWs across the site which should be protected and enhanced.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policy on 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	Yes	Check CFS form	++	n/a	++
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site. The site is adjacent a quarried area.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The agent assert that the site can be delivered within the LDP timeframe	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 generally level, and open. There is little shelter already in place at the site.	Check CFS form, aerial map and possibly site visit	0	Creation of structural landscaping to provide shelter on the site should be demonstrated through a landscape assessment.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be through the James Hutton Institute. Further discussion will be required regarding access into the site.	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	There are bus stops on Errol Way and Errol Road and the village centre is in walking distance.	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	+

	Site assessment question (click on links embedded in the text 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	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	Yes in TAYplan as a Strategic Development Area	Check NPF3 and TAYplan SDP	+	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
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	<p>The site is not in an NSA or RSA, and is not part of any local landscape designation</p> <p>There is no nearby wild land</p> <p>It is in the Coastal Lowlands LCA.</p>	GIS layers for NSA, and SLA	0	n/a	0
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	The site is not within the settlement boundary but is immediately adjacent to it. Its landscape impact was previously considered.	<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>	-	Natural screening could be provided as part of landscaping proposals to enhance the site's setting	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material	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
		assets					
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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are 3 scheduled monuments within the site. These would be required to be protected and enhanced through the design of the site and protected as open space. There is a listed building adjacent to the site that would also require to be protected.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,	--	Application of policy regarding Scheduled Monuments and Archaeology, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Archaeology Site visit			
	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	These would have to be designed into the site to ensure the setting as well as access was retained and enhanced.		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring use is the James Hutton Institute which is dominated by larger office blocks.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Owned by the James Hutton institute and intended for their extension purposes.	Check CFS form	0	n/a	0

Site Name: Kinfauns	Source of site suggestion:	CFS	Site History/Previous planning applications, existing local plan policies and proposals: Application for a hotel approved in 2010.
Settlement: Kinfauns	GIS Site Ref: Kinfauns1 MIR Site Ref: Pre-MIR Site Ref: PPRef: H283	Outside or adjacent to a settlement boundary? Outwith	
OS Grid Ref: 721839 316150	Site Size (ha): 9.3	Within a TAYplan preferred Settlement, if so which settlement tier? Landward	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site adjacent to River Tay close to mud flats.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural	Proposed Use: Hotel	Initial Officer Comments: Site on agricultural land. Site has already got permission for hotel. It would not be a site appropriate for allocation as it is in a flood risk area and is adjacent to River Tay SAC.	



	Site assessment 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Impact on River Tay catchment due to proximity. Tay SAC 160m Water quality overall status poor. Arable farming identified as a pressure.		--	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
						<p>Drainage Impact Assessment required to assess potential risk of flooding/drainage 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 possible		-		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	Flood risk throughout the site due to proximity to Tay.	Medium risk	--	Flood risk assessment required to establish the developable area of the site.	-

Biodiversity, Flora and Fauna

	Site assessment 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 the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Impact on River Tay catchment due to proximity. In the River Tay Catchment Area.	Tay SAC 160m	--	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 appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	-
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the		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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	proposal?						
	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	Woodland adjacent and water course could have negative impact on habitat corridor		--	Would require maintaining and enhancing watercourse	-
Air Quality							
	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	-		0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Site is put forward as a hotel		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	Popl and human health or material assets	Lack of access to open space. Core path in close proximity to site.	Core path adjacent to site.	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
	or result in a loss of open space?						
	Will the proposal create/reduce employment land/opportunities?	Population	Yes potential employment through hotel		+		+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield		-		0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No peatland.		0	Reuse of soil	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Possible although permission already granted and not yet been developed.		0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on low land adjacent to river. Quite exposed.	Check CFS form, aerial map and possibly site visit	-	Design of hotel must take advantage of solar gain	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Site adjacent to busy dual carriageway. Access to dual carriageway would be available as slip road close by.	Site visit Check CFS form Aerial map	+	Access road would need to be delivered to the satisfaction of the Council as Roads	+

	Site assessment 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
	generated?					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 etc.	Material Assets and Population and Human Health	None		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	Planning permission already granted		N/A		N/A
	Will the site make use of existing buildings?	Material Assets	No		-		-
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Site within Sidlaws Hills preadopted SLA		-	Landscape policies apply	-

	Site assessment 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
	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 may be required.	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	Site would have to ensure archaeological survey was undertaken and reference was made to previous use through design of the site.		+	Opportunity for design of hotel to reflect historical elements/archaeolo gy on site.	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site is adjacent to Tay Estuary and is at risk of flooding therefore does not seem compatible with adjacent land.		-		-
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+		+

Site Name: Longforgan 1	Source of site suggestion: All landowners/interested parties identified/aware? A&J Stephen on behalf of landowner		Site History/Previous planning applications, existing local plan policies and proposals: Site was included in previous Proposed Plan (H25) and combined with Longforgan 2, they were identified to deliver 75 houses over the plan period. The Reporter removed these sites as they were not in line with the TAYplan spatial strategy and would be detrimental on the Dundee Western Gateway expansion.
Settlement: Longforgan	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Longforgan 1 Proposed Plan Ref: H199	Outside or adjacent to a settlement boundary? Outside settlement boundary although integrated.	
OS Grid Ref: 330985 729871	Site Size (ha): 2.2	Within a TAYplan preferred Settlement, if so which settlement tier?	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping, southern facing site. Site neighbours agricultural fields, cemetery, primary school, small holding and recent housing development. Outwith settlement boundary although integrated with boundary on 3 sides on site. Cultural heritage issues with site – archaeology within and adjacent to site, overlaps conservation area and close proximity to a scheduled ancient monument.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments Longforgan sites don't meet spatial strategy but could be included as an option dependant on TAYplan outcome. This site would be suitable for development should it align with the strategic spatial 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/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 proximity. Water quality overall status poor. Arable farming identified as a pressure.	Check on OS map GIS Landuse layer Waste water drainage	-	Application of Policy: Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	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		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	GIS Layer for existing network	-	Policy regarding 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	No	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Greenfield site likely to have some biodiversity value. Within River Tay Catchment Area.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment	-	Policy regarding Biodiversity applies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing 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
				Lunan Valley catchment River Tay Catchment		Provision of a landscape plan. 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 local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Potential habitat fragmentation due to the loss of greenfield site and development close to existing trees.	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Longforgan primary school at capacity (95%). Community, educational and play facilities all need upgraded.	GIS Layers for school catchments	-	Developer contribution towards education.	0
	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	Site is adjacent to various maintained open spaces – cemetery, primary school playgrounds and Castle Road/ Station Road.	GIS layers for core paths and rights of way and maintained open space	-	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside 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
			Core paths and adopted rights of way currently go around and through the site.	and existing LDP for open space allocations		proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area.	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	Good quality soils should be removed for use in other parts of Perth and Kinross.	0
Deliverability/sustainability constraints							
	Will the site be delivered within	Material	Within 5 years of adoption of the	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
	the LDP timeframe?	assets	Local Development Plan (up to 2023)	form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on a south facing slope although minimal screening.	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?	Vehicular access is proposed from a point of entry off Rosamund Pilcher Drive.	Site visit Check CFS form Aerial map	-	Application of policy on Transport and Accessibility. Road and access improvements to the satisfaction of the 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 the 400m bus stop buffer with good bus service to Dundee and Perth. Invergowrie within a short driving distance. Town centre within 100metres.	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 policy on Transport and Accessibility, which requires development proposals to be easily accessible to all modes of transport.	0

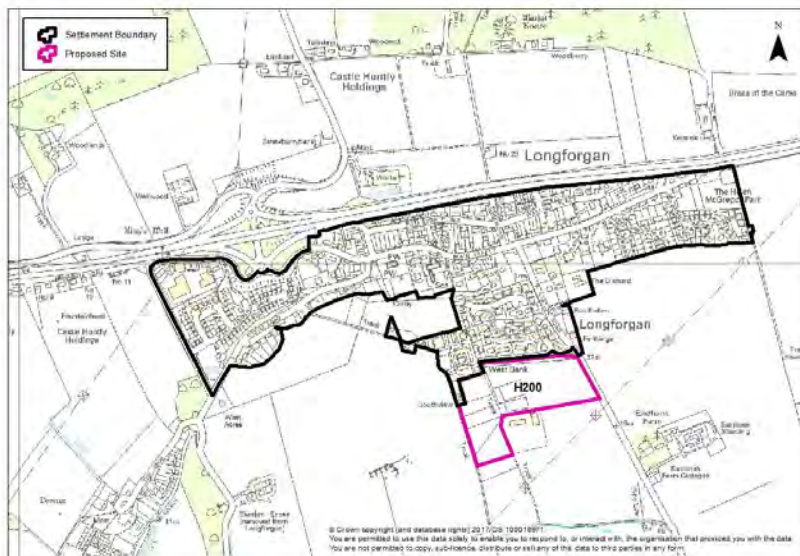
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No	GIS layers for NSA, and SLA	0	n/a	0
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	Development could be compatible with landscape	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount.	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
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 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	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Longforgan Primary School is a category B listed building which is adjacent to this site. The northern edge of site also overlaps with the Longforgan Conservation Area. There is a scheduled ancient monument (Longforgan Cross) only 50 metres from the site which is located to the north east corner of site.</p> <p>Archaeology identified within large section of site to the south and adjacent on western edge.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	-	<p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features.</p>	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	No likely to provide access		-	Application of policy regarding Scheduled Monuments and Archaeology, and appropriate mitigation and access agreed with Historic Scotland.	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							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	May not be compatible with neighbouring uses – primary school, church, cemetery and conservation area directly to the north which may all be adversely effected by residential development in this location. Agriculture to the south and west; new residential development to east.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	NO	Check CFS form	0		0

Site Name: Longforgan 2	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was included in the previous MIR and Proposed Plan as H26. The Reporter removed the site as it was not in line with the TAYplan spatial strategy and would be detrimental on the Dundee Western Gateway expansion. Development in the Carse of Gowrie was not supported. History surrounding community facilities on this site, previous planning application for this (see MIR1 site assessment 599) – states that Longforgan Community Trust to be given 1.8ha of land at Station Road for community uses.
Settlement: Longforgan	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Longforgan 2 Proposed Plan Ref: H200	Outside or adjacent to a settlement boundary? Outwith although adjacent to settlement boundary.	
OS Grid Ref: 331248 729667	Site Size (ha): 5.3	Within a TAYplan preferred Settlement, if so which settlement tier? GDHMA	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping site upwards to village, south facing.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture (paddocks/ horse grazing)	Proposed Use: Residential and community facilities (25 houses over the 5 year plan period)	Officer Comments Longforgan sites don't meet spatial strategy but could be included as an option dependant on TAYplan outcome.	



	Site assessment question (click on links embedded in the text 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 proximity. Water quality overall status poor. Arable farming identified as a pressure.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk	-	Application of Policy: Water Environment and Drainage offers 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

	Site assessment question (click on links embedded in the text 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		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 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 stretch of road directly adjacent to site on Station Road has a medium probability for surface water flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Greenfield site likely to have some biodiversity value. In River Tay Catchment Area	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Policy regarding Biodiversity applies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	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 River Tay Catchment		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 local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Potential habitat fragmentation due to the loss of greenfield site.	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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,	+

	Site assessment question (click on links embedded in the text 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 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.	
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Longforgan primary school at capacity (95%). Community, educational and play facilities all need upgraded.	GIS Layers for school catchments	-	Developer contribution towards education.	0
	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	Site adjacent to strips of maintained open space – Rosamunde Pilcher Drive and Westbank Steading. Right of way on northern edge of site. Adopted core path runs along northern and western boundary.	GIS layers for core paths and rights of way and maintained open space and existing	-	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside 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
				LDP for open space allocations		proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area.	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Prime agricultural land (3.1)	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years (up to 2023-2028)	Check CFS form	0		0
	Site aspect – does the site make	Climatic	Site on a south facing slope although	Check CFS	0	Siting and design to take	+

	Site assessment question (click on links embedded in the text 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	minimal screening.	form, aerial map and possibly site visit		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 proposed from Westbank Road to the north.	Site visit Check CFS form Aerial maps	-	Application of policy on Transport and Accessibility. Road and access improvements to the satisfaction of the 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 the 400m bus stop buffer with good bus service to Dundee and Perth. Invergowrie within a short driving distance. Town centre within 400metres.	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 policy 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	Material Assets and	Pylons and overhead cables directly to the south of site.	GIS layers for pylons, gas	0	n/a	0

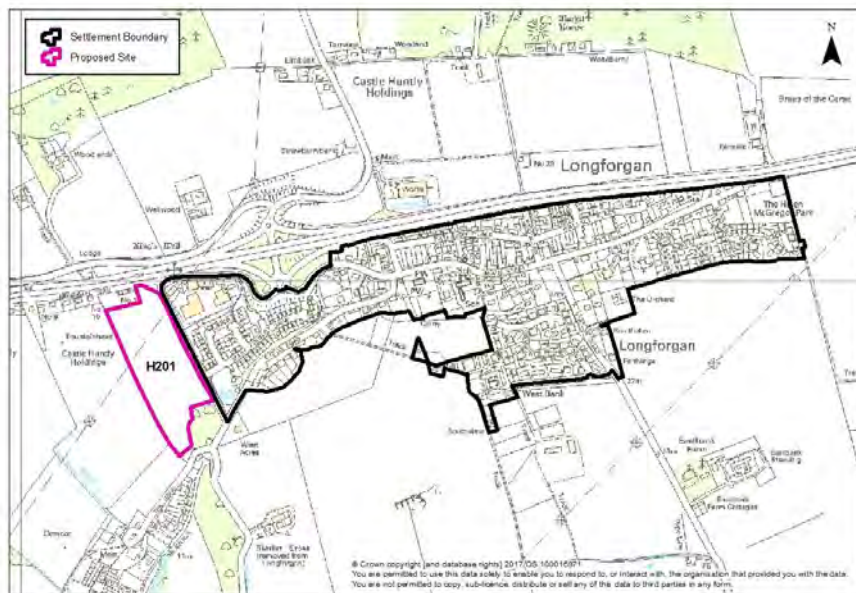
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	other site servicing constraints, e.g. electricity 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	n/a	0
	Will the site make use of existing buildings?	Material Assets	n/a	GIS aerial map/site visit	0	n/a	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 mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	n/a	GIS layers for NSA, and SLA	0	n/a	0
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	Development could be compatible with landscape	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount.	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	0	n/a	0
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 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	n/a
Cultural Heritage							
	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	n/a	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	Requirement for any positive enhancements, access to features, interpretation etc	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							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	No adverse impact on neighbouring uses – currently residential and agricultural.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Longforgan 3	Source of site suggestion: All landowners/interested parties identified/aware? ARKTX Architects with George Martin Builders (landowner)		Site History/Previous planning applications, existing local plan policies and proposals: Site was included in previous MIR as option I although not carried forward into Proposed Plan.
Settlement: Longforgan	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Longforgan 3 Proposed Plan Ref: H201	Outside or adjacent to a settlement boundary? Outside and adjacent to settlement boundary	
OS Grid Ref: 330326 729804	Site Size (ha): 4.5	Within a TAYplan preferred Settlement, if so which settlement tier? GDHMA	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Pylons on either side of site with overhead cables above proposed site. Flat site close with southern aspect. Good access provision, close proximity to A90 junction. Considerable western extension to village. Developer identifies market demand and interest for affordable housing on this site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential (approx. 80 units)	Officer Comments Longforgan sites don't meet spatial strategy but could be included as an option dependant on TAYplan outcome.	



	Site assessment question (click on links embedded in the text 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	<p>Small pond adjacent to site across road to southern edge.</p> <p>Impact on River Tay catchment due to proximity.</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 hotspots</p>	-	Application of Policy: Water Environment and Drainage offers 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	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
				Private water supplies (risk assessed) layer		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 possible	GIS Layer for existing network	–	Policy 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	No	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designations or protected species in close proximity. Greenfield site likely to have some biodiversity value. Ancient Woodland to the south of site (Long established plantation origin) which will contain biodiversity. In River Tay Catchment Area	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Policy regarding Biodiversity applies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	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 River Tay Catchment		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 local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Potential habitat fragmentation due to the loss of greenfield site and development close to existing woodland and trees which surround proposed site.	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy. 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,	+

	Site assessment question (click on links embedded in the text 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 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.	
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Longforgan primary school at capacity (95%). Community, educational and play facilities all need upgraded.	GIS Layers for school catchments	-	Developer contribution towards education.	0
	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 close to north and south boundary of site. Site may be considered as a loss of amenity/ landscape setting on approach to Longforgan from west.	GIS layers for core paths and rights of way and maintained open space and existing	-	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside 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
				LDP for open space allocations		proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area.	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	n/a	n/a	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit			
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Prime agricultural land (2 and 3.1).	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets		Check CFS form			
	Site aspect – does the site make	Climatic	Site is on a south facing slope and	Check CFS	0	Siting and design to take	+

	Site assessment question (click on links embedded in the text 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	shelter is provided around the whole site from a treebelt.	form, aerial map and possibly site visit		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 can be access from three points.	Site visit Check CFS form Aerial map	-	Application of policy on Transport and Accessibility. Road and access improvements to the satisfaction of the 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 the 400m bus stop buffer with good bus service to Dundee and Perth. Invergowrie within a short driving distance. Town centre within 500metres.	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 policy 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	Pylons on either side of site with overhead cables above proposed site.	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	-	Ensure an exclusion zone is incorporated into site layout and design where development directly under overhead cables in resisted.	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
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Development could be compatible with landscape	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount.	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
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		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	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
	annex B of the Zero Waste Plan?						
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Archaeology identified on eastern edge of site (Castle Huntly holdings souterrain).</p> <p>Castle Huntly is a category A listed building, including the garden and boundary walls, which extend to being within close proximity of this site boundary on the southern side.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	-	<p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design</p> <p>Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features.</p>	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			-	Application of policy regarding Scheduled Monuments and Archaeology, and appropriate mitigation and access agreed with Historic Scotland.	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							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Could be compatible although pylon cables going through site and various neighbouring uses – residential, agriculture, A90 road, woodland and proximity to Castle Huntly HM prison.	OS map and site visit			
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No, form states that there is significant interest by a number of affordable housing providers, social landlords and private bodies willing to invest in housing in this location.	Check CFS form			

Site Name: North Luncarty	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: No applications White land adjacent to settlement boundary; adjoins areas of designated open space on the southern and western boundaries
Settlement: Luncarty	GIS Site Ref: Luncarty1 MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H202	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 309824 730337	Site Size (ha): 23.71	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area)	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site visible from the adjoining road network. Adjacent land uses include agricultural land to the north, the Shochie Burn to the south with residential beyond, River Tay to the east and the B9099 to the west. Lines of trees run along the southern boundary and north/south through the middle of the site. A disused lade runs north/south in the middle of the site and the Ordie Burn also runs through the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Residential	Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However there is already a significant land allocation in Luncarty (H27) for 300+ house and there is no shortage of supply in the	

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	negative impact on the water environment? (see notes)		<p>the middle of the site and the Ordie Burn also runs through the site at the west. The Shochie Burn runs the length of the southern boundary of the site.</p> <p>No impact on GWDTEs and not in a water drainage hotspot.</p> <p>Water quality overall status poor.</p> <p>Arable farming identified as a pressure.</p>	<p>map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>Environment and Drainage offers 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>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	Connection assumed	GIS Layer for existing network	-	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	<p>Medium probability river flooding in the west and south of the site and on the eastern boundary. Larger part of the site within low probability of river flooding.</p> <p>Very small patches within medium or high probability surface water flooding.</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.	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>Adjacent to the River Tay SAC along the eastern, southern and part of the northern boundary and also crossing through the site near the western boundary.</p> <p>Within the River Tay Catchment.</p> <p>Otter and red squirrel recorded in the vicinity but none within site itself.</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>Retain the watercourse and provide open space adjacent to enhance its landscape and biodiversity interest.</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 a Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	0
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Lines of trees run along the southern boundary and north/south through the middle of the site. A disused lade runs north/south in the middle of the site and the Ordie Burn also runs through the site.	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
	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
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Majority of the site within the Luncarty Primary catchment which does not have sufficient capacity (82%); a strip along the northern boundary is currently within the Stanley Primary catchment which does have capacity (53%).	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity	Popl and human health or material	No core paths within site but path LUNC/133 runs close to the western boundary and LUNC/117 close to the	GIS layers for core paths and rights of	0	Application of policy: Open Space within New Developments ensures	+

	Site assessment question (click on links embedded in the text 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 accessibility to open space or result in a loss of open space?	assets	southern boundary. Several areas of maintained open space in Luncarty to the south of the site.	way and maintained open space and existing LDP for open space allocations		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.	Check CFS form	0	n/a	0
	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/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland. Eastern half of the site is class 3.1 agricultural land.	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.	-
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) and controlled by a single developer	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the	Climatic	Flat site so solar gain would be down	Check CFS form, aerial	0	Siting and design 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
	site protected from prevailing winds?	factors	to design	map and possibly site visit		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?	Only straightforward point of access is likely to be from the west but would require crossing the burn to access the larger eastern part of the site. May need an access from the B9099 further north through the agricultural land.	Site visit Check CFS form Aerial maps	0	Application of policy regarding 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	Southern part of the site is with the 400m bus stop buffer. On the northern edge of Luncarty but separated from the village by the burn so access to the services and facilities within Luncarty would probably need to be via the B9099 to the west.	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 policy 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	Network Rail ownership buffer close to the western boundary.	GIS layers for pylons, gas pipelines, scottish gas networks network rail	0	Consultation at planning application stage?	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>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	Luncarty in Perth Core Area therefore compatible with TAYplan strategy	Check NPF3 and TAYplan SDP	+	n/a	+
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No impact		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
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site visible from the B9099 due to the topography of the site. Site has limited visibility from Luncarty to the south due to the tree belt which runs along the burn.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. 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.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site adjacent to the green belt boundary to the south east and in close proximity on the western boundary but is separated from it by the A9. No adverse impact on the integrity of the green belt anticipated.	GIS layer greenbelt	0	Existing developer requirement for the masterplan to ensure the built form and layout respond appropriately to the landscape	0
	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

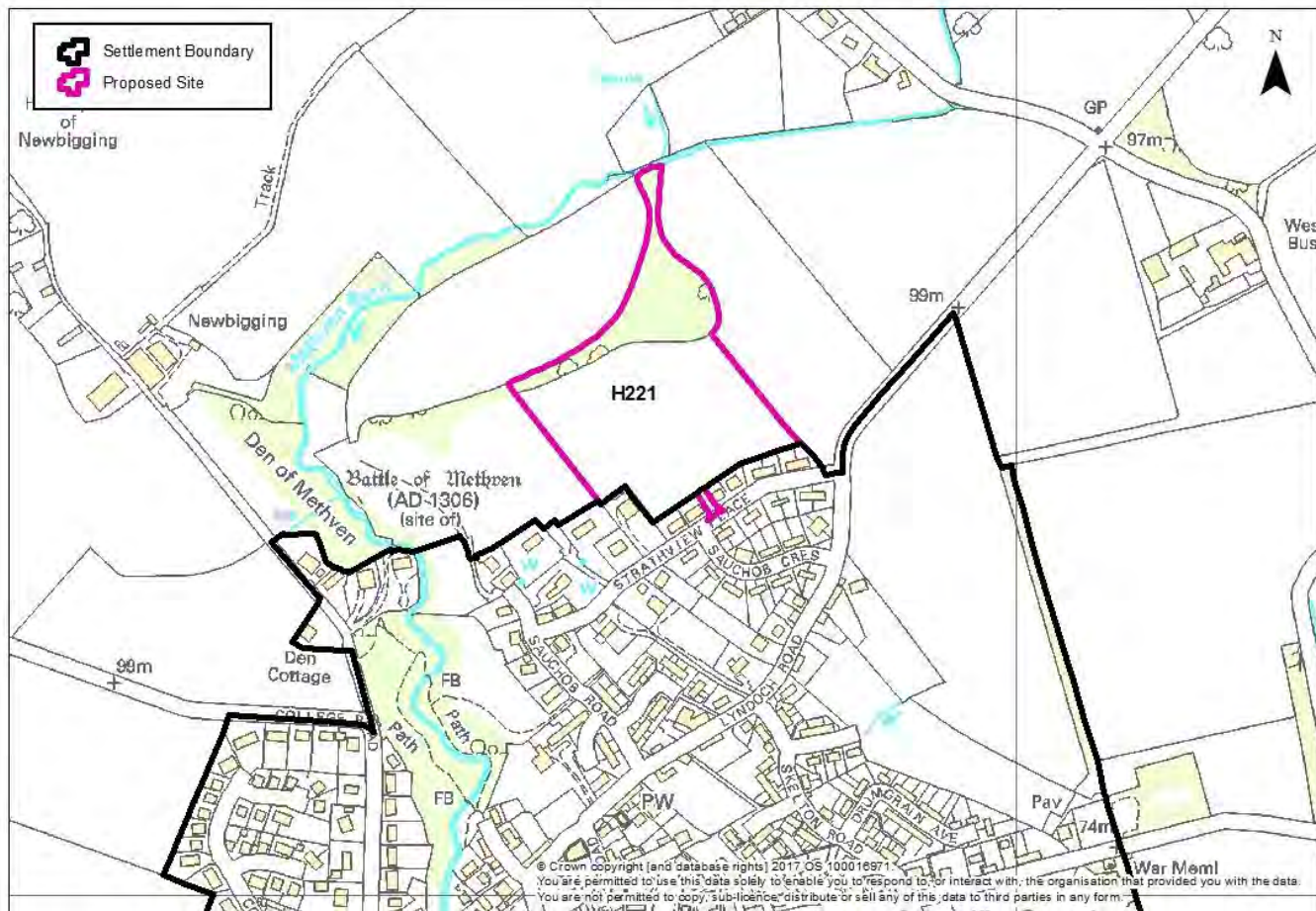
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (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
	Will the option affect any cultural heritage asset or their setting?		Archaeological features present across a large area of the centre of the site.	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 opportunity to enhance or improve access to the historic environment? (see notes)		Potential to acknowledge archaeology in vicinity		0	Recording of archaeological features found.	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 impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with agricultural land to the north and residential to the south	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Methven 1	Source of site suggestion: TMS Planning Services on behalf of lead developer Muir Homes Ltd and landowners Philip and Joanne Sloan		Site History/Previous planning applications, existing local plan policies and proposals: This site was proposed in the current LDP and was resisted by the Council, and the Reporter agreed stating that “the new sites that are proposed to the north of Strathview Place and to the north of College Road would be unacceptably prominent on the hillside above the settlement and would incongruously extend it out into the surrounding farmland. Any benefits from providing amenity woodland with public access, which are proposed on the Strathview Place site would not overcome these concerns
Settlement: Methven	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Methven 1 Proposed Plan Ref: H221	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 302653 726468	Site Size (ha): 2.9 ha plus woodland	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core)	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a south facing slope to the north of the existing settlement of Methven, and there is some existing woodland behind to the north of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with woodland to the north	Proposed Use: 2.9 hectares of residential development (50-60 homes) with the woodland to the north provided as a community woodland linking with the woodland to the west and to the green network around the Methven Burn.	Officer Comments: The site lies significantly above the 95m contour in an exposed position and its development would adversely affect the setting of the village and the settlement shape and its relationship with the landform. The rest of the village does not extend above this height. The area was not considered suitable for expansion in the Perth Landscape Capacity study. Mitigation of planting to the east and leaving	

		<p>some northern areas undeveloped is unlikely to address these impacts sufficiently enough.</p> <p>The proposed access to the site is restricted being a field access between two houses. It lies within prime agricultural land and other options should therefore be considered first.</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
Water							
	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	-	Application of policies on the Water Environment and Drainage offer 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
				<p>drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		connection to public sewerage system + and requiring appropriate SUDS	
	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 flood risk elsewhere?	Water, Climatic Factors and Human Health	There is some medium risk of river flooding within the northern part of the site that is proposed for community woodlands, but built development is not proposed close to this area so it is not relevant to the development proposal which is south of the existing woodland belt.	Check all the GIS Layers for flood risk	0		0

Biodiversity, Flora and Fauna

	Site assessment question (click on links embedded in the text 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>There are no designated sites to impact however there is native oak upland woodland identified in the Native woodland survey of Scotland. This woodland should be subject to survey.</p> <p>It does lie within the catchment of the River Tay SAC. The Methven Burn, a tributary of the East Pow River (part of the River Tay SAC), flows through the western side of the settlement from north to south. It becomes part of the River Tay SAC approximately 2200m downstream of the south western edge of the settlement boundary. It is considered that there are unlikely to be any HRA implications as a result of developing at this location due to the distance of the site from the SAC and also because the settlement is served by a public WwTW and all development will be required to incorporate SUDS proposals.</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.</p> <p>Survey of native woodland.</p> <p>Foul drainage policy</p>	0
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is woodland to the north of the site which is proposed as community woodland with enhanced public access.	GIS aerial map/OS map/site visit	0	Application of 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. The proposed perimeter tree belt to the east could extend the green network.	+
Air Quality							
	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
Service Infrastructure							
	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 Methven primary school which is running at 74 % 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	Popl and human health	It would not affect formal open space and there are no core paths	GIS layers for core paths	0	Application of Policy which 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
	of open space and connectivity and accessibility to open space or result in a loss of open space?	or material assets	running close to the site.	and rights of way and maintained open space and existing LDP for open space allocations		informal and formal open space alongside any development proposals. The woodland area to the north would be enhanced in order to facilitate enhanced public access provision	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0		0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil here however it does lie within prime agricultural land.	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. Opportunities on non-prime agricultural land should be considered first.	-
Deliverability/sustainability constraints							
	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 assessment question (click on links embedded in the text 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	The site benefits from being on a south facing slope but due to its elevation and exposure would be fairly open to prevailing winds	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation and woodland planting proposed to the east of the site. Planting could also be required to the west for a sheltering purpose.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Would require a Transport Statement. Difficulty in getting sufficient vehicular connections to the existing network, only one access proposed through gap in housing on Strathview Place.	Site visit Check CFS form aerial map	--	Access road would need to be delivered to the satisfaction of the Council as Roads Authority. Require additional cycleway/pedestrian connections to the existing network (but would need to establish whether this is deliverable)	-
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The school is just outwith easy active travel distance of the site and bus services on Main Street and it involves a slope.	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	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		0
	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
Landscape Designated sites							

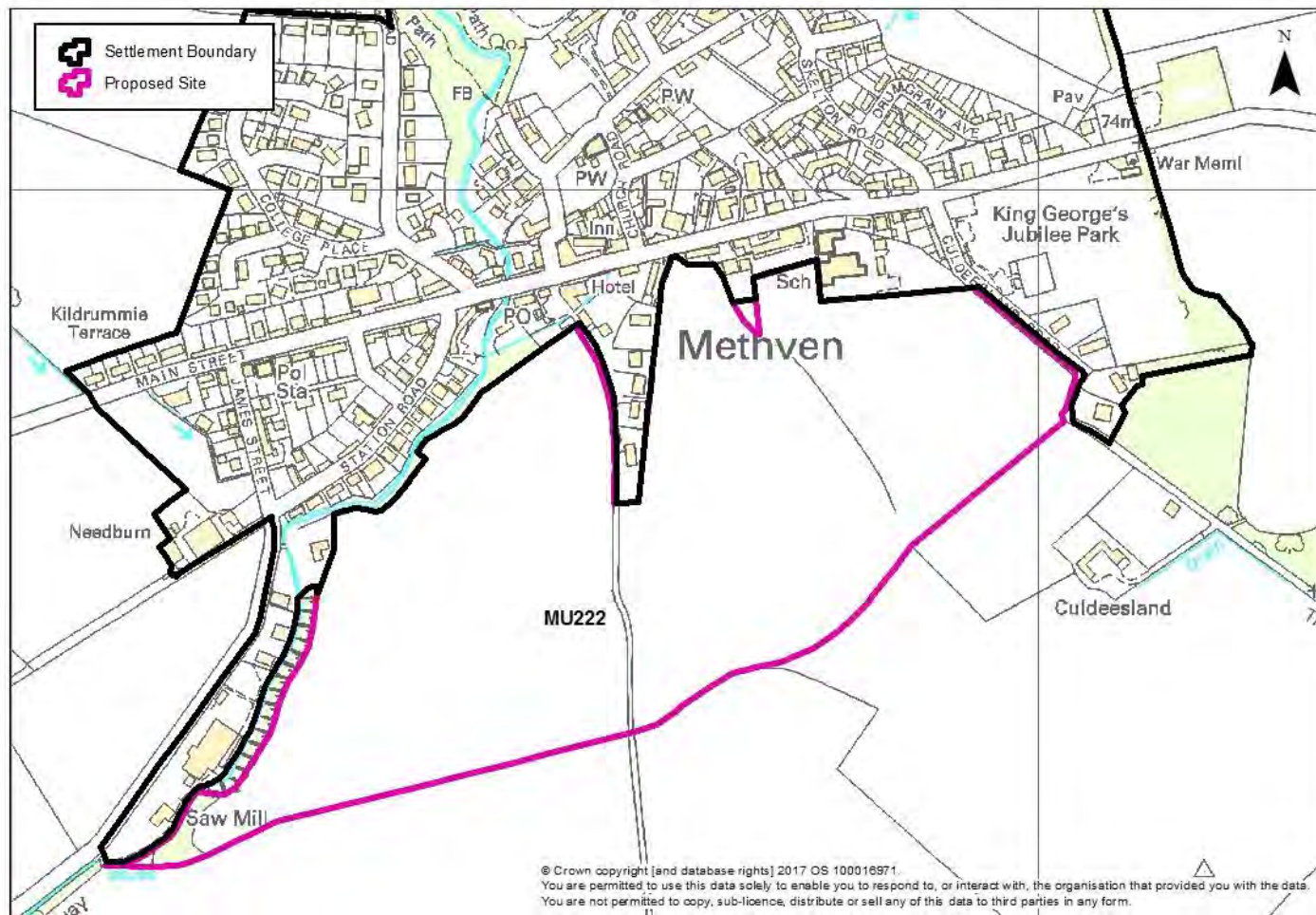
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	No designated sites will be affected.	GIS layers for NSA, and SLA	0		0
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	The site lies outwith the settlement boundary significantly above the 95 m contour. The rest of the village does not extend above this height. The David Tlydesley Landscape Capacity study identifies that this area is not suitable for development detracting from the setting of the village in the wider landscape, it would harm the landform and setting of the Den of Methven/Methven Burn and detract from the settlement shape and its relationship with the landform, and that development here would be very conspicuous.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Proposal suggests that perhaps there are northern areas of the site that should be left undeveloped and that planting to the east will help mitigate the visual impact. There is concern that impacts would remain. Further requirements for a design statement and landscape and visual assessment could also be required (complete with sketch elevations and photographs/montages of house types illustrating how the proposed development would be expected to look from locations around the village and outwith). However impacts on settlement shape and its relationship with the landform are likely to remain an issue even with sensitive design/ planting and more limited areas identified for housing.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						It is considered that these landscape and visual impacts cannot be sufficiently mitigated.	
	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
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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with	The site lies to the east of the area of land related to the Battle of Methven (AD 1306). Historic Scotland considered that this battlefield did not have one or more of the criteria necessary for	GIS layers Listed building, Scheduled Monuments, Conservation	0	Possible positive enhancements/ interpretation etc of nearby battlefield 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
		landscape)	designation.	Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	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			0	Possible positive enhancements/ interpretation etc of nearby battlefield site.	+
Constraints							
	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.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Methven 2	Source of site suggestion: Emac Planning LLP on behalf of lead developer A+ J Stephens Ltd		Site History/Previous planning applications, existing local plan policies and proposals: This site was considered and resisted in the current LDP whilst a smaller site was proposed at the Examination stage of the current LDP and the Reporter considered this “would quite logically round off the settlement boundary at that point and would be unlikely to cause any harm to the character of the settlement or the surrounding countryside. However, the site was not considered in the Main Issues Report (MIR) and has not received any publicity or consideration in the Strategic Environmental Assessment (SEA).“ However although the smaller site has merit it is considered that the smaller sites development could prejudice the effective masterplanning of the wider site.
Settlement: Methven	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Methven 2 Proposed Plan Ref: MU222	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 302732 725837	Site Size (ha): 23.5 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core)	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a north facing slope to the south of the existing settlement of Methven with residential areas to the north, employment land immediately to the west and agricultural land to the south and east.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use: Mixed use development incorporating housing (400 approx), employment, community	Officer Comments: Methven is a sustainable place for significant further growth. However development needs to be	

Agricultural	and ancillary development.	<p>accommodated sensitively within the landscape, and there are access opportunities that need considered to ensure longer term options are not prejudiced.</p> <p>The David Tyldsley Landscape Capacity Study offered some encouragement/ and some sensitivity here depending on how far up the slope development is proposed.</p> <p>It is proposed that a design based consultation exercise (sometimes called a charrette) should be used to establish a way forward in Methven before preparation of LDP3. This would offer a good way to get all the relevant development/landowning, council, key agency, and community interests together to explore and clarify the future opportunities for the whole community, and issues and place qualities that need to be considered. The workshops, feedback and testing of emerging proposals should help examine and clarify the opportunities and get broad consensus and ownership of the possible solutions prior to preparation of LDP3. This work would be programmed during 2017-18 to help inform LDP3.</p> <p>One central access point onto the A85 is proposed but for the level of development proposed a wider access strategy is required and additional vehicular cycleway/pedestrian connections to the existing network (and there is a need to establish what is deliverable).</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
Water							
	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 Methven Burn does skirt the western edge of the site.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water	-	Apply policy 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	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
				supplies (risk assessed) layer		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	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	There is some medium risk of river flooding associated to the Methven Burn within the western part 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 western edge of the site where development will not be permitted	0
Biodiversity, Flora and Fauna							
	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 native oak upland woodland identified in the Native woodland survey of Scotland. This woodland should be subject to survey.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species	0	Biodiversity Policy Survey of native woodland. Foul drainage Policy Setback development from watercourse and existing 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
			It does lie within the catchment of the River Tay SAC. The Methven Burn, a tributary of the East Pow River (part of the River Tay SAC), flows through the western side of the settlement from north to south. It becomes part of the River Tay SAC approximately 2200m downstream of the south western edge of the settlement boundary. It is considered that there are unlikely to be any HRA implications as a result of developing at this location due to the distance of the site from the SAC and also because the settlement is served by a public WwTW and all development will be required to incorporate SUDS proposals.	Loch Leven Catchment Lunan Valley catchment River Tay Catchment		proposed woodland.	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is woodland to the west of the site.	GIS aerial map/OS map/site visit	0	Application of the 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	+

	Site assessment question (click on links embedded in the text 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>securing new planting in line with the Perth and Kinross Forestry and Strategy.</p> <p>Proposed planting will form green corridors which will link the site with the settlement and the countryside beyond</p>	
Air Quality							
	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
Service Infrastructure							
	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 Methven primary school which is running at 74 % 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 open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	<p>It would not affect any formal open space.</p> <p>There are core paths running down Culdeesland Road and south of the hotel to Tippermallo Farm.</p>	GIS layers for core paths and rights of way and maintained open space and existing	0	Application of policy covering community facilities, sport and recreation which 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
				LDP for open space allocations		Potential to enhance the core path network around Methven	
	Will the proposal create/reduce employment land/opportunities?	Population	Yes the proposal is for a mixed use development including employment	Check CFS form	+		+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil here and does not lie within prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0		0
Deliverability/sustainability constraints							
	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 is on a north facing slope and has a pretty open aspect.	Check CFS form, aerial map and possibly site visit	--	Siting and design of buildings to take account of solar orientation, and woodland planting to the south proposed to provide 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 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?	<p>Would require a Transport Assessment.</p> <p>Difficulty in getting sufficient vehicular connections to the existing network, only one central point of access off the A85 is proposed through gap in Main Street.</p> <p>Need to develop an appropriate access strategy for 400 homes, and employment land.</p>	<p>Site visit</p> <p>Check CFS form aerial map</p>	--	<p>Access road would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>For the level of development proposed a wider access strategy is required and additional vehicular cycleway/pedestrian connections to the existing network (and would need to establish whether this is deliverable)</p>	-
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It is well located close to the school and to access services and facilities on the high street and the bus stops here.	<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>	+		+
	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	The southern part of the site lies within the buffer zone for the UKT gas transmission pipeline	GIS layers for pylons, gas pipelines, scottish gas	--	Consult HSE and follow advice	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
	underground gas pipelines etc.	Health		<p>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
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local	Landscape	No designated sites will be affected.	GIS layers for NSA, and SLA	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
	landscape designations?						
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	<p>The site lies outwith the settlement boundary.</p> <p>The David Tyldsley Landscape Capacity Study offered some encouragement for development to the south as this could fit with the settlement form and its relationship with the topography of the village settlement whilst acknowledging that there is a danger of developing too high up the slopes making development inappropriately conspicuous and a departure from the settlement form.</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>The landscape capacity study suggests that “a detailed visual analysis should be undertaken to find the right balance between screening and conspicuity and landscape fit and detracting from settlement form.”</p> <p>A masterplan including detailed visual analysis, design statement, and landscape framework could suitably address the sensitivities of this site.</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	0		0
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 layer for waste management sites	0		0

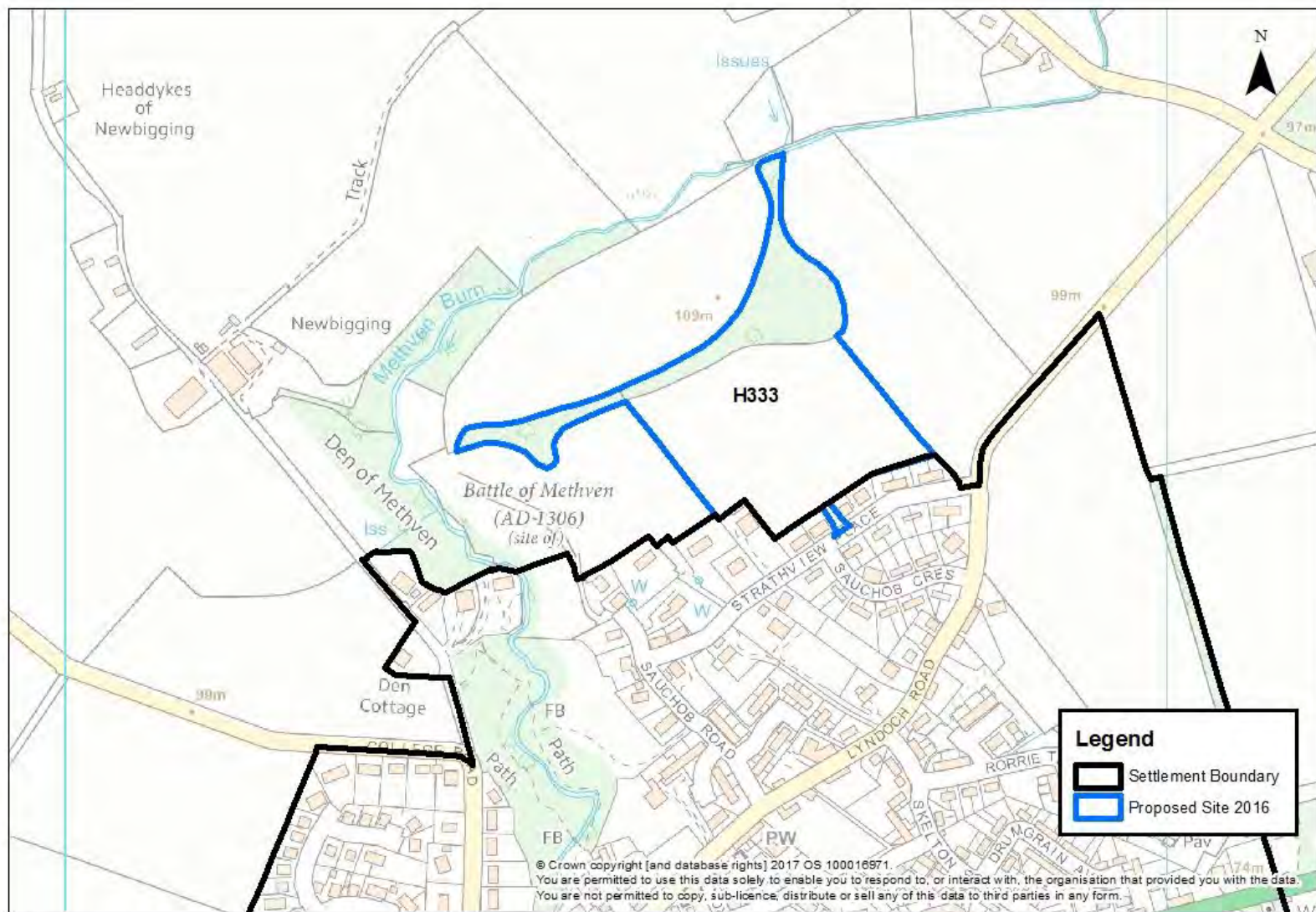
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (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	n/a	Check Zero Waste Plan	0		0
Cultural Heritage							
	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
	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	n/a		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							
	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.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Possibly access and landscape constraints on level of development proposed.	Check CFS form	--	Needs wider access strategy and visual assessment to explore these issues and define suitable and viable extent to the site.	0

Site Name: Methven 3	Source of site suggestion: TMS Planning Services on behalf of lead developer Muir Homes Ltd and landowners Philip and Joanne Sloan		Site History/Previous planning applications, existing local plan policies and proposals: This site was proposed in the current LDP and was resisted by the Council, and the Reporter agreed stating that “the new sites that are proposed to the north of Strathview Place and to the north of College Road would be unacceptably prominent on the hillside above the settlement and would incongruously extend it out into the surrounding farmland. Any benefits from providing amenity woodland with public access, which are proposed on the Strathview Place site would not overcome these concerns
Settlement: Methven	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Methven 1 Proposed Plan Ref: H333	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 302653 726468	Site Size (ha): 2.9 ha plus woodland	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 (part of Perth Core)	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a south facing slope to the north of the existing settlement of Methven, and there is some existing woodland behind to the north of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with woodland to the north	Proposed Use: 2.9 hectares of residential development (50-60 homes) with the woodland to the north provided as a community woodland linking with the woodland to the west and to the green network around the Methven Burn.	Officer Comments: The site lies significantly above the 95m contour in an exposed position and its development would adversely affect the setting of the village and the settlement shape and its relationship with the landform. The rest of the village does not extend above this height. The area was not considered suitable for expansion in the Perth Landscape Capacity study. Mitigation of planting to the east and leaving	

		<p>some northern areas undeveloped is unlikely to address these impacts sufficiently enough.</p> <p>The proposed access to the site is restricted being a field access between two houses. It lies within prime agricultural land and other options should therefore be considered first.</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
Water							
	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	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts	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
				Waste water drainage hotspots Private water supplies (risk assessed) layer		on the water environment – connection to public sewerage system + and requiring appropriate SUDS	
	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 flood risk elsewhere?	Water, Climatic Factors and Human Health	There is some medium risk of river flooding within the northern part of the site that is proposed for community woodlands, but built development is not proposed close to this area so it is not relevant to the development proposal which is south of the existing woodland belt.	Check all the GIS Layers for flood risk	0		0

Biodiversity, Flora and Fauna

	Site assessment question (click on links embedded in the text 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>There are no designated sites to impact however there is native oak upland woodland identified in the Native woodland survey of Scotland. This woodland should be subject to survey.</p> <p>It does lie within the catchment of the River Tay SAC. The Methven Burn, a tributary of the East Pow River (part of the River Tay SAC), flows through the western side of the settlement from north to south. It becomes part of the River Tay SAC approximately 2200m downstream of the south western edge of the settlement boundary. It is considered that there are unlikely to be any HRA implications as a result of developing at this location due to the distance of the site from the SAC and also because the settlement is served by a public WwTW and all development will be required to incorporate SUDS proposals.</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.</p> <p>Survey of native woodland.</p> <p>Foul drainage policy</p>	0
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is woodland to the north and north west of the site which is proposed as community woodland with enhanced public access.	GIS aerial map/OS map/site visit	0	Application of 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. The proposed perimeter tree belt to the east could extend the green network.	+
Air Quality							
	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
Service Infrastructure							
	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 Methven primary school which is running at 74 % 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	Popl and human health	It would not affect formal open space and there are no core paths	GIS layers for core paths	0	Application of Policy which 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
	of open space and connectivity and accessibility to open space or result in a loss of open space?	or material assets	running close to the site. However the proposed woodland space could connect to existing path networks and enhance accessibility to the woodland areas.	and rights of way and maintained open space and existing LDP for open space allocations		informal and formal open space alongside any development proposals. The woodland area to the north would be enhanced in order to facilitate enhanced public access provision	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0		0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil here however it does lie within prime agricultural land.	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. Opportunities on non-prime agricultural land should be considered first.	-
Deliverability/sustainability constraints							
	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 assessment question (click on links embedded in the text 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	The site benefits from being on a south facing slope but due to its elevation and exposure would be fairly open to prevailing winds	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation and woodland planting proposed to the east of the site. Planting could also be required to the west for a sheltering purpose.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Would require a Transport Statement. Difficulty in getting sufficient vehicular connections to the existing network, only one access proposed through gap in housing on Strathview Place.	Site visit Check CFS form aerial map	--	Access road would need to be delivered to the satisfaction of the Council as Roads Authority. Require additional cycleway/pedestrian connections to the existing network (but would need to establish whether this is deliverable)	-
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The school is just outwith easy active travel distance of the site and bus services on Main Street and it involves a slope.	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	-		-

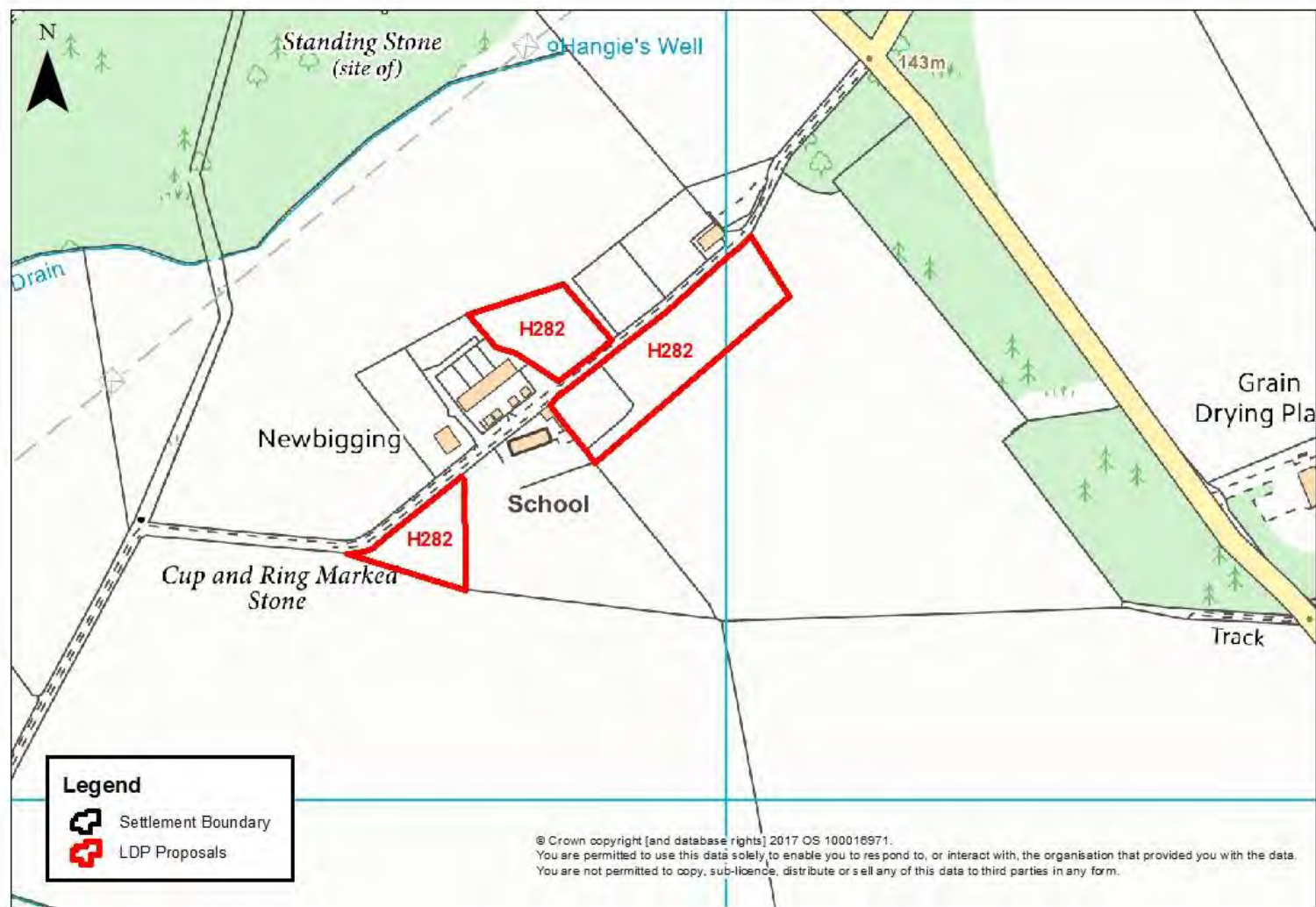
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	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		0
	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
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 mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	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		0
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	The site lies outwith the settlement boundary significantly above the 95 m contour. The rest of the village does not extend above this height. The David Tlydesley Landscape Capacity study identifies that this area is not suitable for development detracting from the setting of the village in the wider landscape, it would harm the landform and setting of the Den of Methven/Methven Burn and detract from the settlement shape and its relationship with the landform, and that development here would be very conspicuous.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Proposal suggests that perhaps there are northern areas of the site that should be left undeveloped and that planting to the east will help mitigate the visual impact. There is concern that, even with the larger woodland area identified, impacts would remain. Further requirements for a design statement and landscape and visual assessment could also be required (complete with sketch elevations and photographs/montages of house types illustrating how the proposed development would be expected to look from locations around the village and outwith). However impacts on settlement shape and its relationship with the landform are likely to remain an issue even with sensitive design/ planting and more limited areas	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						identified for housing. It is considered that these landscape and visual impacts cannot be sufficiently mitigated.	
	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
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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological	The site lies to the east of the area of land related to the Battle of Methven (AD 1306). Historic Scotland considered that this battlefield did not have one or more	GIS layers Listed building, Scheduled Monuments,	0	Possible positive enhancements/ interpretation etc of nearby battlefield 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
		heritage (and links with landscape)	of the criteria necessary for designation.	Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	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			0	Possible positive enhancements/ interpretation etc of nearby battlefield site.	+
Constraints							
	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.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Newbigging 1	Source of site suggestion: Call for sites		Site History/Previous planning applications, existing local plan policies and proposals: None on site although permission for 4 houses next to site.
Settlement: Newbigging	GIS Site Ref: Newbigging 1 MIR Site Ref: Pre-MIR Site Ref: PPRef: H282	Outside or adjacent to a settlement boundary? Outwith	
OS Grid Ref: 735303 315904	Site Size (ha): 1.6	Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is agricultural
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural	Proposed Use: Housing	Officer Comments: Agricultural land	



	Site assessment 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>This lies within a SEPA waste water drainage hotspot which indicates existing water environment issues.</p> <p>Waterbody classified as having an overall status of poor. Arable pressures have been identified. Within the River Tay Catchment Area.</p>		-	<p>Drainage Impact Assessment required to assess potential risk of flooding/drainage 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>	0
	Can the option connect to the public foul sewer?	Water	Assume connection could be made		0		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		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
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Agricultural land with hedgerows. The site lies within the catchment of the River Tay SAC.		-	Ensure design retains hedgerows and any mature trees on the boundaries. 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 local geodiversity sites or wider geodiversity interests that		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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	could be affected by the proposal?						
	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	None		0		0
Air Quality							
	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. No significant negative air quality impact identified. Potential to impact on air quality issues if it generated more traffic travelling into Perth.	GIS layers	0		0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Guildtown primary school is at capacity. Running at 126% currently.		--	Would require extension to school to accommodate increased school roll.	--
	To what extent will the proposal affect the quality and quantity of open space	Popl and human health or	No access to open space although surrounded by woodland with footpath into it. Access to core path adjacent to		0	Application of Policy on Open Space in New 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 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?	material assets	site.			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
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site.		-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Field crops mineral soil no peat present		0	Reuse of soil in local area	0
Deliverability/sustainability constraints							
	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	Predominantly north facing site but could take advantage of open aspect for solar gain.		0	Design to ensure solar gain	+

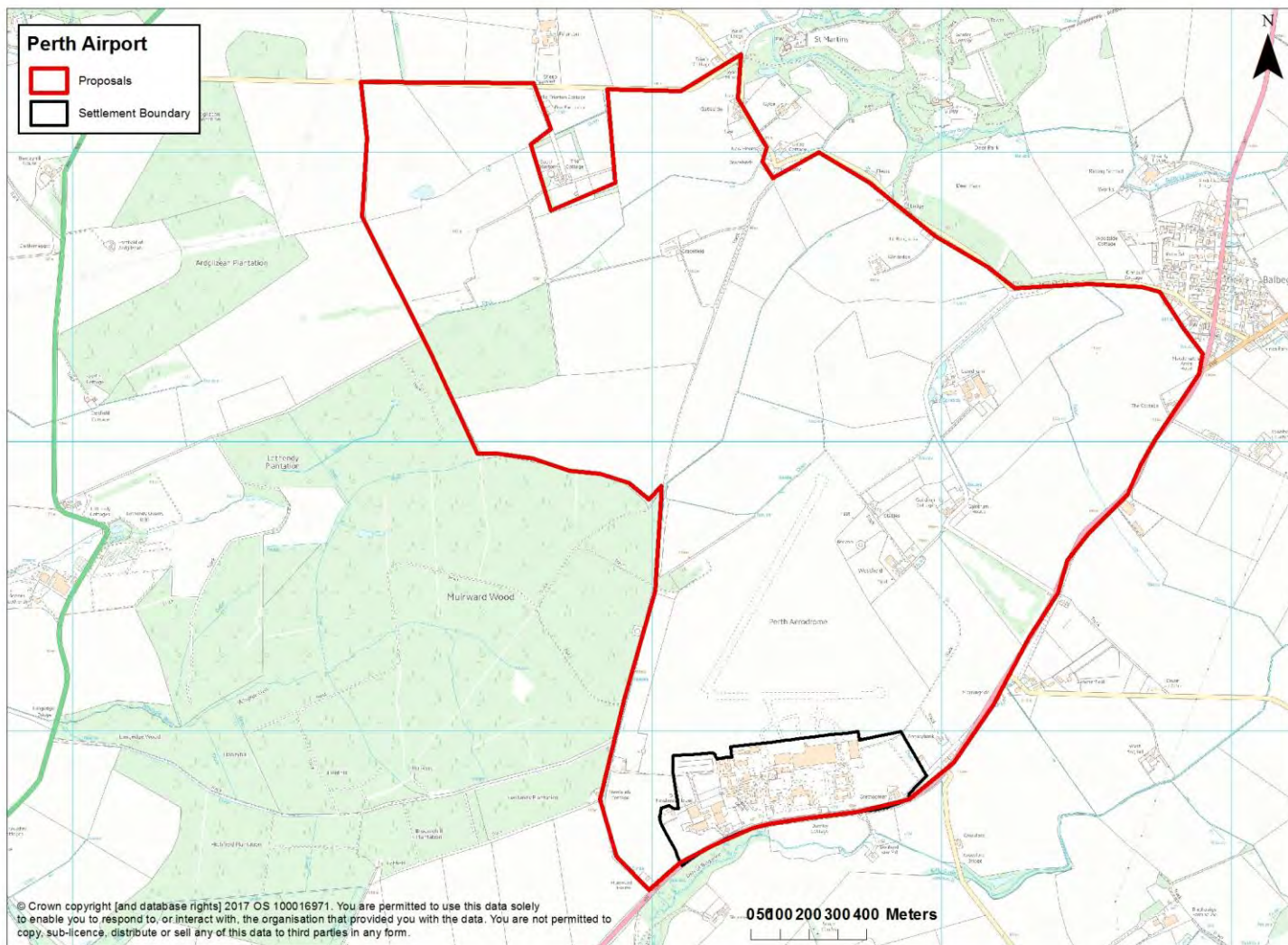
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape	None		0		0
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	Broadleaf woodland adjacent.		-	Ensure that woodland is maintained and enhanced through design of site.	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
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		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
Cultural Heritage							
	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 required.	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	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
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses			N/A		N/A
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Perth Airport extension	Source of site suggestion: MIR response All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Perth Airport is already an allocated site within the LDP1. The proposal here is not to allocate the whole area but to demonstrate the landowner's area of ownership in order to propose an extension to the airport in the longer term.
Settlement: Perth Airport	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU343	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref:	Site Size (ha): 437 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area)	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Mixed use with mainly residential	Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. However there is no shortage of supply in the Perth HMA.	



	Site assessment question (click on links embedded in the text 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	<p>A disused lade runs north/south in the middle of the site and the Ordie Burn also runs through the site at the west. The Shochie Burn runs the length of the southern boundary of the site.</p> <p>No impact on GWDTEs and not in a water drainage hotspot.</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 hotspots</p> <p>Private water supplies (risk assessed) layer</p>	-	<p>Application of Policy: Water Environment and Drainage offers 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>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>	0
	Can the option connect to the public foul sewer?	Water	Connection assumed	GIS Layer for existing network	-	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	<p>Medium probability river flooding in the west and south of the site and on the eastern boundary. Larger part of the site within low probability of river flooding.</p> <p>Very small patches within medium or high probability surface water</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.	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
			flooding.				
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Adjacent to the River Tay SAC along the eastern, southern and part of the northern boundary and also crossing through the site near the western boundary.</p> <p>Within the River Tay Catchment.</p> <p>Otter and red squirrel recorded in the vicinity but none within site itself.</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>Retain the watercourse and provide open space adjacent to enhance its landscape and biodiversity interest.</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 a Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	0
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	Lines of trees run along the southern boundary and north/south through the middle of the site. A disused lade runs north/south in the middle of the	GIS aerial map/OS map/site visit	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding 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
	greater connectivity?		site and the Ordie Burn also runs through the site.			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.	
	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
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Majority of the site within the Luncarty Primary catchment which does not have sufficient capacity (82%); a strip along the northern boundary is currently within the Stanley Primary catchment which does have capacity (53%).	GIS Layers for school catchments	--	Developer contribution towards education.	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 open space 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 site but path LUNC/133 runs close to the western boundary and LUNC/117 close to the southern boundary. Several areas of maintained open space in Luncarty to the south of 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: Open Space within New Developments ensures 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.	Check CFS form	0	n/a	0
	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/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland. Eastern half of the site is class 3.1 agricultural land.	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.	-
	Will the site be delivered within	Material	Within 5 years (up to 2023) and	Check CFS	++	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 timeframe?	assets	controlled by a single developer	form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site so solar gain would be down to design	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?	Only straightforward point of access is likely to be from the west but would require crossing the burn to access the larger eastern part of the site. May need an access from the B9099 further north through the agricultural land.	Site visit Check CFS form Aerial maps	0	Application of policy regarding 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	Southern part of the site is with the 400m bus stop buffer. On the northern edge of Luncarty but separated from the village by the burn so access to the services and facilities within Luncarty would probably need to be via the B9099 to the west.	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 policy 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,	Material Assets and Population	Network Rail ownership buffer close to the western boundary.	GIS layers for pylons, gas pipelines,	0	Consultation at planning application stage?	0

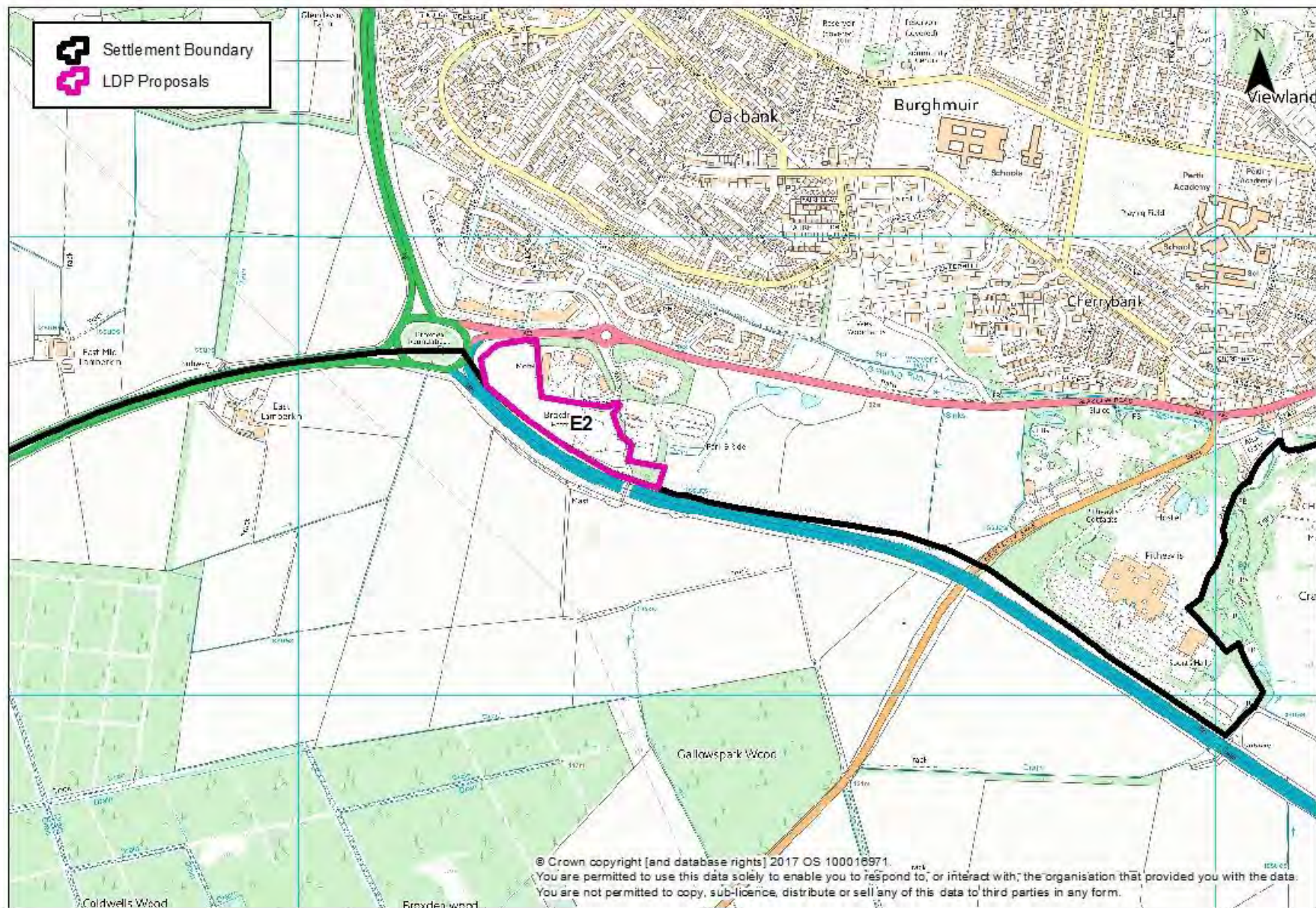
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	e.g. electricity pylons, underground gas pipelines etc.	and Human Health		<p>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	Luncarty in Perth Core Area therefore compatible with TAYplan strategy	Check NPF3 and TAYplan SDP	+	n/a	+
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
	To what extent will any designated sites be affected – including NSAs and local	Landscape	No impact		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
	landscape designations?						
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site visible from the B9099 due to the topography of the site. Site has limited visibility from Luncarty to the south due to the tree belt which runs along the burn.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. 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.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site adjacent to the green belt boundary to the south east and in close proximity on the western boundary but is separated from it by the A9. No adverse impact on the integrity of the green belt anticipated.	GIS layer greenbelt	0	Existing developer requirement for the masterplan to ensure the built form and layout respond appropriately to the landscape	0
	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
	Will the option affect any cultural heritage asset or their setting?		Archaeological features present across a large area of the centre of the site.	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 opportunity to enhance or improve access to the historic environment? (see notes)		Potential to acknowledge archaeology in vicinity		0	Recording of archaeological features found.	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 impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with agricultural land to the north and residential to the south	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Perth E2	Source of site suggestion: All landowners/interested parties identified/aware? John Dewar Lamberkin Trust & Needhill LLP		Site History/Previous planning applications, existing local plan policies and proposals: Planning applications approved (12/01692/IPM & 15/0809/AMM). Site serviced and currently being marketed
Settlement: Perth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: E2	Outside or adjacent to a settlement boundary? Inside	
OS Grid Ref: 722618 308573	Site Size (ha): 4ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site has an existing access from Broxden Avenue and lies between the M90 and A93 adjacent to Broxden roundabout. It lies adjacent to a hotel and restaurants, the park and ride and a petrol station. The land lies higher than the M90 or A93 but established tree belts filter views.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped land	Proposed Use: Employment	Officer Comments Good site for employment uses, marketable and suitable. There is some sensitivity in ensuring it does not contribute to flood risk downstream on the Craigie Burn so a FRA is required and the integrity and amenity of the core path to the east of the site needs to be maintained.	





	Site assessment question (click on links embedded in the text 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	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Apply Water Environment policy 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	GIS Layer for existing network	0	Policy Foul Drainage	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 there are no SEPA flood risk areas affecting or adjacent to this site. Sensitive site due to potential impact on flood risk downstream on the Craigie burn	Check all the GIS Layers for flood risk	0	FRA required to demonstrate that development does not increase the risk of flooding elsewhere particularly downstream on the Craigie Burn	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
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are some trees bounding the site	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Enhance habitat and biodiversity	0
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	It will not result in habitat fragmentation or greater connectivity but there are some trees bounding the site.	GIS aerial map/OS map/site visit	-	Enhancement of biodiversity and habitats	0
Air Quality							

[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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here but it is class 3.1 prime agricultural land.	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The proposal relates to an allocated site which is considered to be effective for development.	Check submission	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is some containment provided from trees bounding the site.	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	A Transport statement is likely to be required to support development.	Check CFS form, aerial map and site visit	-	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	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?						
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	This employment site lies close to the park and ride, and there are too restaurants adjacent to the site as well as petrol station with shop.	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	+	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	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	0	n/a	0

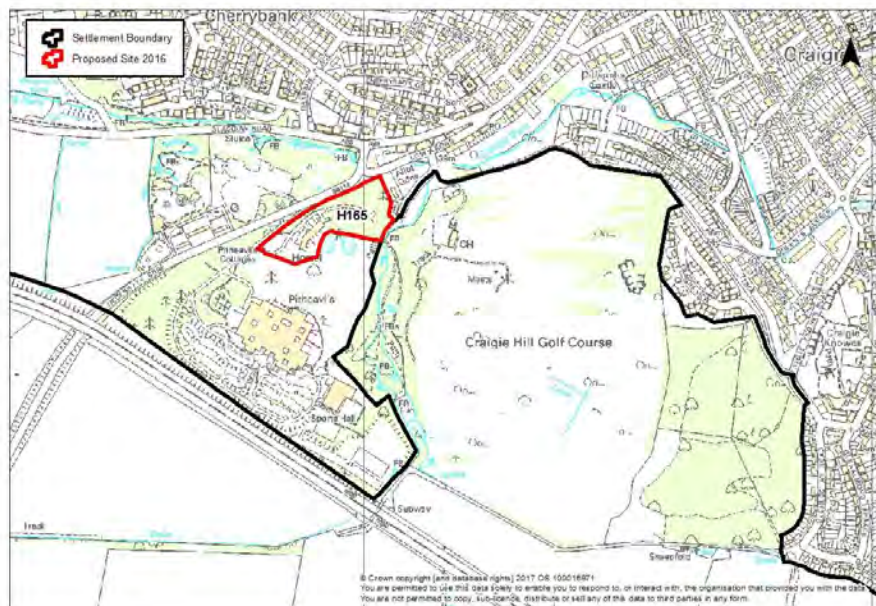
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with 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	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	Appropriate design and layout and meeting placemaking policy.	0
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	There are quite a lot of trees surrounding the site which will filter views into it. It is identified as an area suitable for development in the Perth Area Landscape study, severed from the Gask ridge and its landscape by the motorway and strongly related to the urban area.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Retain trees in line with policy	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	0	n/a	0
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	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	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
				Landscape, Battlefields, Archaeology Site visit			
	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	N/a		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes it lies adjacent to a hotel and restaurants and the park and ride.	OS map and site visit	0	Sensitive layout, landscaping and design (placemaking policy)	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Perth Cherrybank	Source of site suggestion: All landowners/interested parties identified/aware? John Handley Associates representing King Group		Site History/Previous planning applications, existing local plan policies and proposals: Remaining developable area south of Necessity Brae should be from the following if it is to meet with current LDP designation: Class 4 – Business, Class 7 – Hotels/Hostels, Class 8 – Residential Institutions, or Class 10 – Non Residential institutions, as per Employment and Mixed Use areas SG.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth Cherrybank Pre-MIR Site Ref: Proposed Plan Ref: H165	Outside or adjacent to a settlement boundary? Inside	
OS Grid Ref: 722458 309939	Site Size (ha): 2.1	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site has an existing access on its western edge from Necessity Brae and there is a vacant office building at the northern end of the site. There is some woodland onsite and it is an undulating site which has a north facing aspect. The Aviva offices lie up the hill to the south, to the east there are ponds and woodland separating it from Craigie Hill Gold Course.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Vacant land with a derelict building south of Necessity Brae	Proposed Use: Housing	Officer Comments The proposal to reallocated land to the south of Necessity Brae is not supported. It is noted that the 14/00269/AMM proposal on land north of Necessity Brae was approved solely for residential but it was considered to be a partial policy departure. In the committee report it was considered that, “The broader objectives of the policy can however still be satisfied by the redevelopment of the remaining 2.44 Ha of the in principle consent site boundaries for compatible mixed use projects, offsetting the single residential element currently under consideration. By virtue of the overall site layout therefore, this	

		<p>proposal remains proportionate and justifiable in the wider site context in satisfying Policy ED1B". The policy statement submitted with the planning application 14/00269/AMM acknowledged: "For the avoidance of doubt it is acknowledged that in planning terms the site to the south of Necessity Brae would not be acceptable for further residential development in order to comply with the terms of Policy ED1B in relation to establishing an appropriate mix of uses." and then goes on to say: "When fully completed the site as approved through the previous outline application would constitute a sustainable mixed use development incorporating a range of potentially compatible uses including residential, office and a hotel. This would contribute to the viability and vitality of this part of the City and is deemed compatible with Perth and Kinross LDP Policy PM1B."</p> <p>This current proposal for residential uses does not meet with the LDP requirement for a mix of uses within this area of the MU1 allocation, or sufficiently add to the vitality and viability of the city.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage	-	Apply Water Environment policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + 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
				hotspots Private water supplies (risk assessed) layer		requiring appropriate SUDS	
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network	GIS Layer for existing network	0	Policy Foul Drainage	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 there are no SEPA flood risk areas affecting or adjacent to this site.	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	UK BAP priority species, Hedgehog recorded at site	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment	-	Need surveys. Construction method statement to be developed and implemented	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
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Craigie Primary School roll is projected to exceed its capacity when taking account of the new pupils from new housing 2015-2025.	GIS Layers for school catchments	0	Proportional developer contributions will be sought towards primary education provision.	0
	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	<p>The site itself has no open space function. It lies close to Craigie Hill golf course and Buckie Brae natural/semi natural recreational area.</p> <p>There is a core path that runs along the eastern boundary of the site.</p>	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	<p>Applications of open space policies ensure appropriate provision of informal and formal open space alongside any development proposals.</p> <p>Application of public access policy protects the amenity and integrity of the nearby core path.</p>	+
	Will the proposal create/reduce employment land/opportunities?	Population	It proposed that the site would accommodate housing rather than current LDP designation: Class 4 – Business, Class 7 – Hotels/Hostels, Class 8 – Residential Institutions, or Class 10 – Non Residential institutions, as per Employment and Mixed Use areas SG so it would take away employment opportunity here.	Check CFS form	--	n/a	--
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	brownfield	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/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here but it is prime agricultural land.	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The proposal does not provide timescales for delivery however it relates to an allocated site which is considered to be effective for development.	Check submission	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It lies on a north facing slope. There is some containment provided from woodland/built development to the east, west and north but it lies open to the south.	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	A Transport statement is likely to be required to support development.	Check CFS form, aerial map and site visit	-	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0

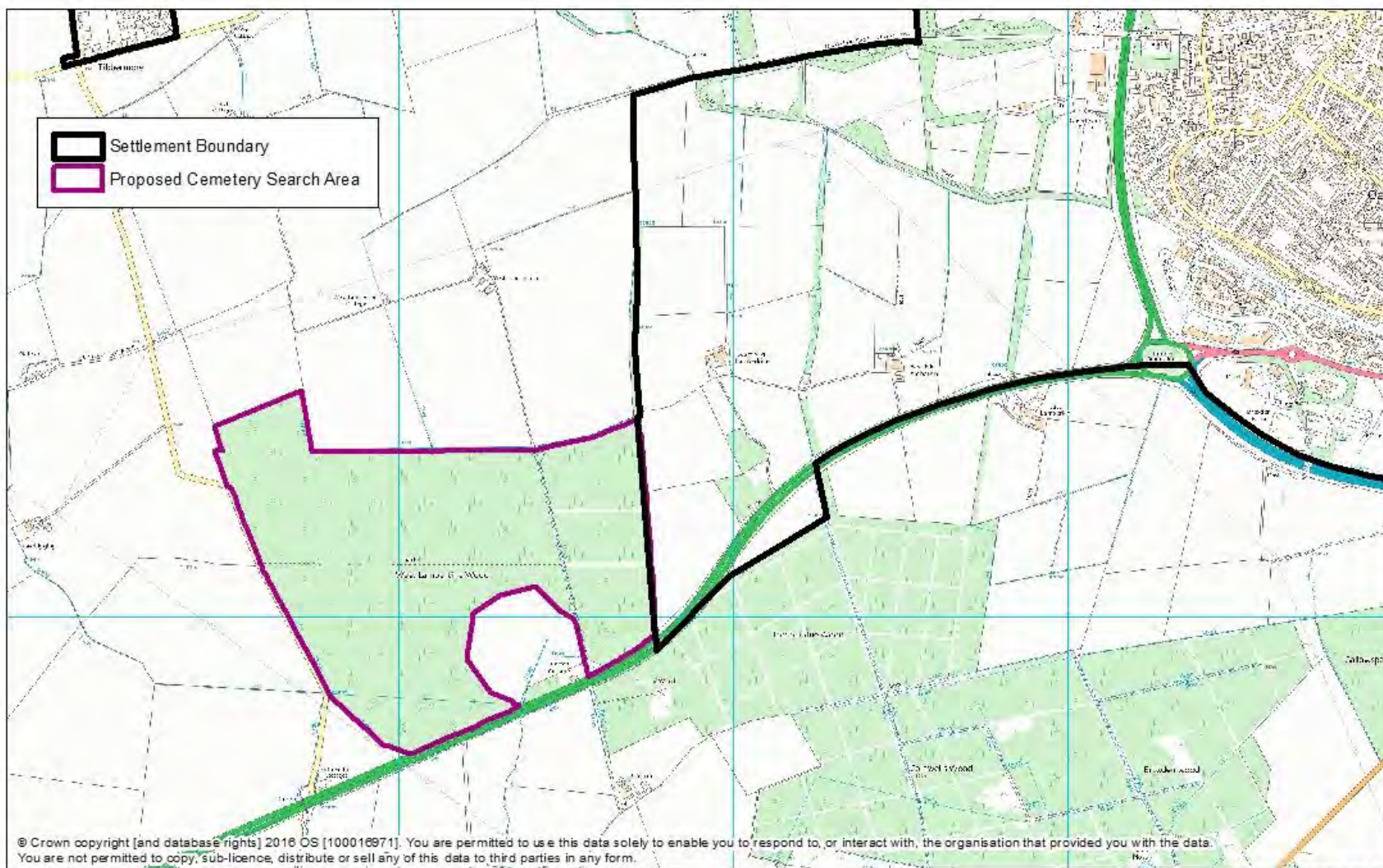
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It is not particularly well located site for active travel to schools (circa 800 metres) but it lies within very easy active travel distance of bus stops on Glasgow 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	+	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	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	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
				site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with 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 is a vacant unused building onsite.	GIS aerial map/site visit	-	It is unlikely the existing building could be retained whilst most effectively redeveloping the site and the building may not be viable for redevelopment.	-
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	Appropriate design and layout and meeting placemaking policy.	0
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	No and there is quite a lot of trees/woodland surrounding the site which will filter views into it.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is	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
				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	n/a	0
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with	No	GIS layers Listed building, Scheduled Monuments, Conservation	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
		landscape)		Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	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	N/a		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes it lies adjacent to recreational, housing, and business uses (Aviva headquarters).	OS map and site visit	0	Sensitive layout, landscaping and design (placemaking policy)	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Perth West	Source of site suggestion: PKC suggested site.		Site History/Previous planning applications, existing local plan policies and proposals: No previous significant site history
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth West Cemetery option Pre-MIR Site Ref:	Outside or adjacent to a settlement boundary? Out-with proposed LDP2 settlement boundary	
OS Grid Ref: 306163 722190	Site Size (ha): 83 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 – Perth	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Generally flat site with no significant topographical issues. Access currently via a B-road, woodland present across the whole of the site with a variety of tree species. Surrounding area agricultural in nature.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Woodland	Proposed Use: Cemetery – Area of Search	Officer Comments Woodland site to the north of A9 trunk road. Site part of wider Perth West proposal. Woodland identified on the Ancient Woodland Inventory as 'West Lamberkine Wood'.	



Scale:
1:14,481



	Site assessment question (click on links embedded in the text 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	Various field drains present in the site. No waste water drainage hotspot.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Accord with SEPA guidelines for the burial of bodies, particularly in relation to field drains and watercourses. Application of Water Environment and Drainage policies 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. 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.	0
	Can the option connect to the public foul sewer?	Water	Assume connection could be made if required as part of wider masterplan proposal	GIS Layer for existing network	-	Application of Water Environment and Drainage policies.	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 thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Minor parts of the site are at high, medium and low risk of surface flooding, as identified in the SEPA Flood Risk Maps.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment and Drainage Impact Assessment likely to be required to assess the risk of flooding, including from any required infrastructure.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are three sections of the woodland site identified in the Native Woodland Survey of Scotland.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity and Forestry/Woodland policies and relevant SG. Retention, and protection, of important trees and woodland, and green networks. Any woodland loss will require compensatory, and where applicable, enhancement planting.	0
	Are there any local geodiversity sites 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

	Site assessment question (click on links embedded in the text 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Existing woodland within and adjacent to the site potentially could be impacted.	GIS aerial map/OS map/site visit	-	<p>Application of Biodiversity and Forestry/Woodland policies and relevant SG.</p> <p>Retention, and protection, of important trees and woodland, green networks and riparian landscape to the south.</p> <p>Any woodland loss will require compensatory, and where applicable, enhancement planting.</p>	0
					0	<p>Where appropriate, measures to enhance biodiversity will be implemented including sensitive boundary treatments. 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.</p> <p>Application of Forestry,</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 and Trees policy to avoid 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.	
Air Quality							
	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		GIS Layers	N/A		N/A
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Proposal would enhance community facilities in the form of providing extra cemetery capacity and would increase the amount of functional open space.	GIS Layers for school catchments	+	Opportunities should be explored to connect proposed cemetery use to wider paths network associated with Perth West masterplan proposal.	+
	To what extent will the proposal	Popl and	As proposal is for cemetery, the site	GIS layers for	+	Connectivity and accessibility	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	human health or material assets	would remain as open space so no amenity value would be lost.	core paths and rights of way and maintained open space and existing LDP for open space allocations		would be improved to the site if it was identified for cemetery provision within the wider masterplan proposal, through the application of Transport and Accessibility policies.	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	n/a	N/A	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	Re-use of soil in local area.	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Mineral soil (no peat). Loss of prime agricultural land (2/3.1) although the site is not currently in agricultural use.	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Potentially, although an allocation would provide long term certainty for future cemetery provision in	Check CFS form	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
			Perth.				
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing with woodland coverage across whole site.	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing access required to be upgraded, as part of Masterplan proposal.	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	Access to bus-stop within 400m of site. Site would be easily accessible to facilities as part of Masterplan proposal.	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	-	Extension of bus services should be considered to serve visitors to the cemetery – the bus service may be better utilised.	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 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	No	Check NPF3 and TAYplan SDP	n/a		n/a
	Will the site make use of existing buildings?	Material Assets	n/a	GIS aerial map/site visit	n/a		n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Woodland is designated under the AWI.	GIS layers for NSA, and SLA	-	Application of Forestry and Woodland Policies, ensuring area of woodland designated under AWI is protected and/or suitable compensatory (and enhanced) planting is 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
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 would be located within a woodland setting and therefore visual impact would be limited.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Minimise any built development within the site and utilise sensitive boundary treatments, including incorporating a landscape plan.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site is located in greenbelt, however visual impacts would be limited.	GIS layer greenbelt	-	Minimise any built development within the site and utilise sensitive boundary treatments, including incorporating a landscape plan.	0
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 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
Cultural Heritage							
	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 Tippermuir Historic Battlefield designation. There are also three non-designated archaeological sites contained within the site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Historic Environment Policies (including Historic Battlefields and non-designated Archaeology) will be applied. Any proposal will be expected to consider any effects on the Historic Battlefield setting as well as the non-designated archaeological sites within, and in close proximity to, the site.	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	Opportunity to enhance access to historical assets within, or in close proximity to the site.		0	Where applicable, opportunity to improve access to historical assets through measures such as interpretative signage.	+

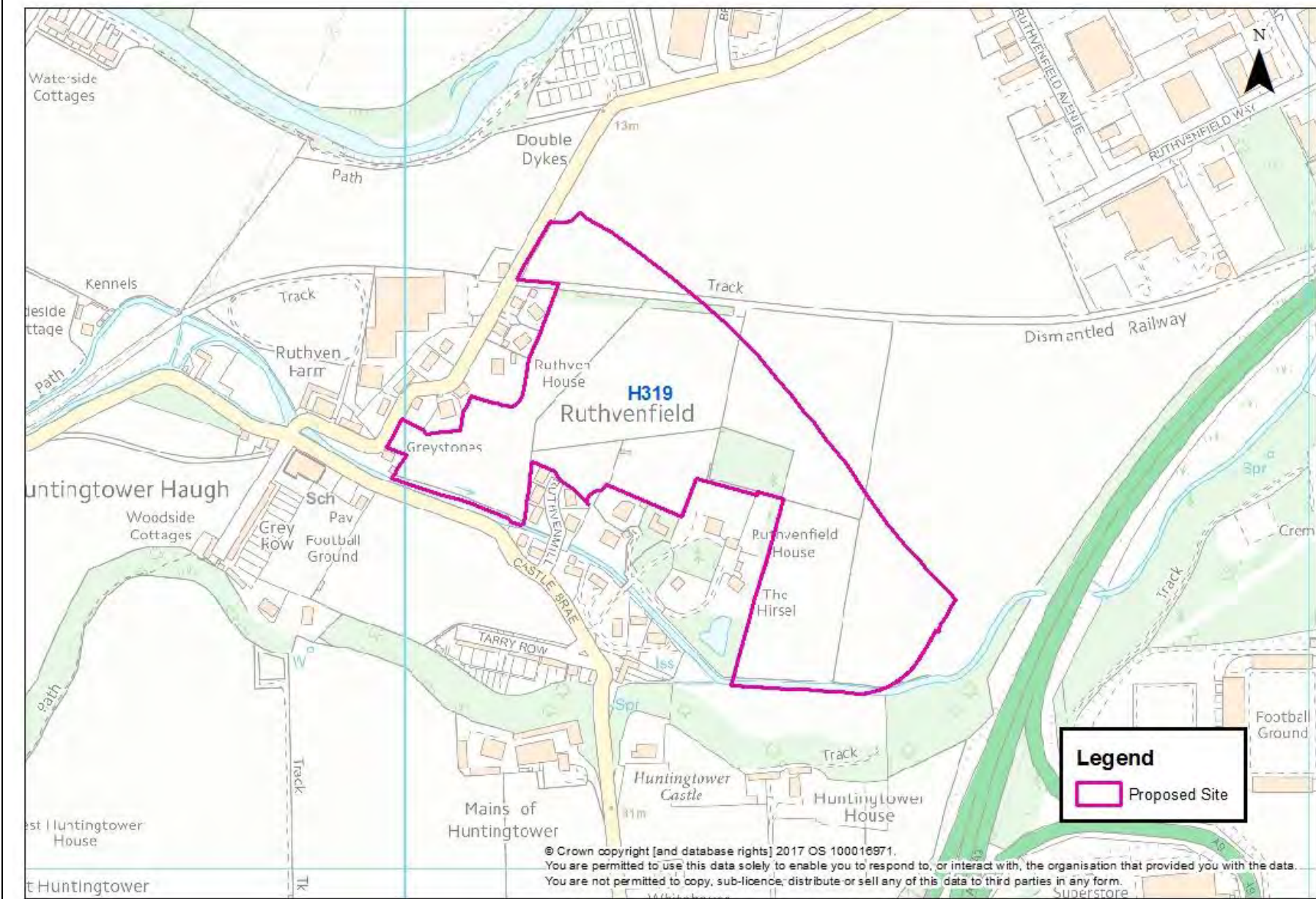
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Surrounding area is agricultural land and there is no conflict of uses identified.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Ownership outwith PKC control.	Check CFS form	0		0

Site Name: Ruthvenfield	Source of site suggestion: All landowners/interested parties identified/aware? Partly the landowners (relating to Mr Fenton's land within E38 and with Mr Bryden's) but then also the Council bringing this together with land within the Reid discretionary trust and the MacKintosh ownership.		Site History/Previous planning applications, existing local plan policies and proposals: Mr Bryden's part of the site benefits from a planning permission 10/00233/FLL for 12 homes which has been started and which therefore is extant in perpetuity. This part of the site forms part of the H73 allocation but relates more in terms of access arrangements to this part of the E38 site.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 1 Pre-MIR Site Ref: Proposed Plan Ref: H319	Outside or adjacent to a settlement boundary? Inside	15/01809/SCRN screening opinion was sought for residential development here. The decision was that an Environmental Statement is required. The MacKintosh's in principle application for the extent of their land (08/00253/OUT) was refused on appeal. The determining issues were that although not ruling out the possibility of some of the appeal site being developed for housing in the future this could only be clarified after the Almond Valley masterplan area future was known and considered that the maintenance of a strong woodland framework is an integral element in the future planning of the northwest expansion of the city. However detailed permission for 2 houses (13/01022/AML) was granted planning permission July 2013.

OS Grid Ref: 725452 308317	Site Size (ha):	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The new Cross Tay Link Road will bound this site at a higher level to the east whilst the Lade lies to the south. The residential areas of Ruthvenfield (including the B listed Ruthven House) and Huntingtowerfield also lie to the south and west of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture and greenfield land and some small area of woodlands	Proposed Use: Residential	Officer Comments Since the Cross Tay Link Road cannot provide a direct access into the site it has become apparent that the western area of the existing LDP E38 is probably not effective as an employment allocation. The reallocation of this land as a housing allocation is therefore considered appropriate. Due to the form and nature of the site 2 access from the external road network should be provided and woodland should be protected in line with the Scottish Government Control of Woodland Removal Policy. Various archaeological records are onsite. Also B listed Ruthven House lies adjacent to the site. Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Recording of any features found in investigation.	

		<p>Requirement for FRA/DIA. Areas protected by the FPS should be subject to appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures.</p> <p>Previous use of the site and surrounding area suggests there may be some contamination. Investigation of any contaminated land on the site together with a programme of appropriate remediation works.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots	-	Apply Water Environment 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
				Private water supplies (risk assessed) layer			
	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	Policy Foul Drainage	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	Areas of the site lie within the SEPA 1 in 200 year river flood risk	Check all the GIS Layers for flood risk	-	Policy Surface Water Drainage Requirement for FRA/DIA. Areas protected by the FPS should be subject to appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC. There are statutory species records of otter, sparrow hedgehog and various plant species in close proximity to the site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method Statement to be provided for all aspects of the</i>	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 is also a strong woodland framework on parts of the site which should be retained	Catchment Lunan Valley catchment River Tay Catchment		<p><i>development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation 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
						<ul style="list-style-type: none"> ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy Biodiversity.</p>	
	Are there any local geodiversity sites 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	Green corridors along the Lade to link the site with Perth and wider countryside.	0
	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	There is some woodland within and close to the site	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy.	0

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	Yes	GIS Layers	-	Application of policy Air Quality Management Areas	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	New primary schools provision will be required within Almond Valley.	GIS Layers for school catchments	-	Provide developer contributions in line with the Supplementary Guidance	0
	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	It does not affect any existing 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 Open Space would ensure some provision of informal and formal open space alongside any development proposals. Network of paths and cycle routes providing good active travel links to Perth and Almondbank.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No, it will remove an area identified in the existing LDP for employment. However with it confirmed that there will be no access from the CTLR the access arrangements suggest that it would not be an effective	Check CFS form	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
			allocation.				
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	The site lies within prime agricultural land. Previous use of the site and surrounding area suggests there may be some contamination. There are no peat soils here.	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. Investigation of any contaminated land on the site together with a programme of appropriate remediation works.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It has some shelter from the CTRL embankment and from the residential areas.	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation and appropriate setback from the embankment	+
	Vehicular Access constraints or	Material assets and	2 accesses to the external road	Check CFS form, aerial	0	Access roads would need to be delivered to the satisfaction 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
	opportunities - Road network capable of accommodating traffic generated?	climatic factors?	network	map and site visit		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	It is a well located site for active travel to the existing primary school and new Almond Valley primary school and lies close to bus stops.	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, 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	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
				digitised) Check for pylons on OS and site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	No	Check NPF and TayPlan Strategic Development Plan	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA and SLA	0	n/a	0
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	It is a highly visible site lying next to the new CTRL, it requires careful design and layout.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is	-	Placemaking policy	0

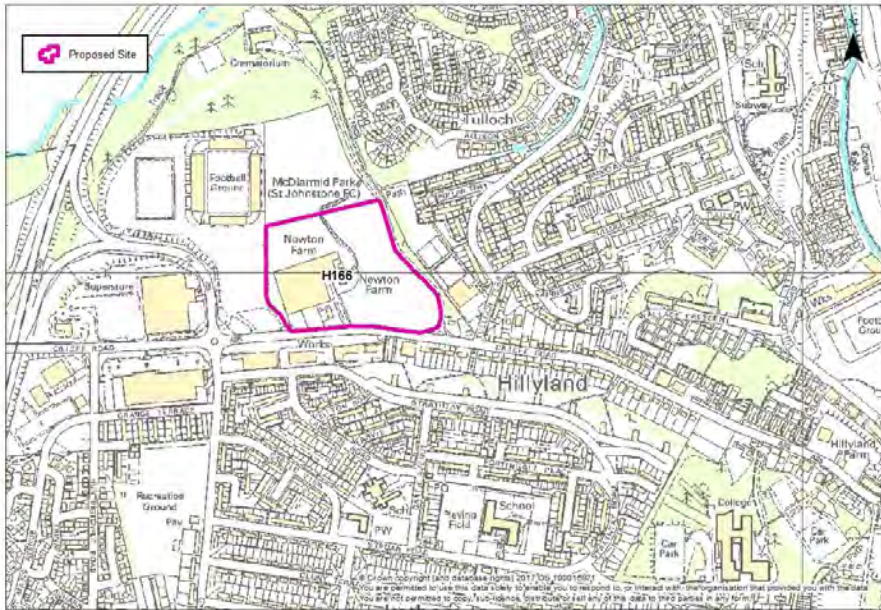
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	0	n/a	0
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Various archaeological records are onsite. Also B listed Ruthven House lies adjacent to the site.	GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed	-	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
				Landscape Battlefields, Archaeology Site visit			
	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	Possibly		0	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes the proposal is compatible with existing residential areas whilst there needs to be appropriate setback from the CTRL.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Perth 3	<p>Source of site suggestion: All landowners/interested parties identified/aware?</p> <p>The Robert Reid 1999 Discretionary Trust and Robert G Reid represented</p>		<p>Site History/Previous planning applications, existing local plan policies and proposals:</p> <p>Identified in the current Local Development Plan as the southern part of H71, for 100 homes, and requires a masterplan to be prepared to cover land in multiple ownership.</p>
Settlement: Perth	<p>GIS Site Ref: MIR Site Ref: Perth 3 Pre-MIR Site Ref: Proposed Plan Ref: H166</p>	<p>Outside or adjacent to a settlement boundary? Inside</p>	<p>Further vehicular access to the site will be available at the north eastern corner of the site following completion of the recently approved A9/A85 (16/01290/FLL) road improvement which forms the first phase of the Cross Tay Link Road (CTLR).</p> <p>Planning History: 10/0004/PAN submitted for – Erection of a Foodstore and petrol filling station and associated car parking in principle.</p> <p>LDP1 Examination issue with Reporter concluding “The effect of potentially permitting retail development in this location, which is not within a defined centre, would be to circumvent the sequential approach to site selection as it would permit development solely on the basis of there being demonstrated capacity, without considering whether that need could be satisfied by developing a sequentially preferable site.”</p> <p>12/00964/IPM: In Principle permission for demolition of building and erection of Class 1 foodstore with associated petrol filling station, car parking, access road, landscaping and new link road and junction. Application withdrawn September 2012.</p> <p>In August 2015 Persimmon Homes (East Scotland) submitted a Proposal of Application Notice (PAN) 15/00014/PAN to Perth & Kinross</p>

			<p>Council for mixed use development comprising residential, retail and associated infrastructure.</p> <p>15/01840/SCRN identified that this proposal requires an Environmental Statement.</p>
<p>OS Grid Ref:</p> <p>724999 309155</p>	<p>Site Size (ha): 5.4</p>	<p>Within a TAYplan preferred Settlement, if so which settlement tier?</p> <p>Tier1</p>	<p>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p> <p>The site is also located immediately east and north of the Crieff Road Commercial Centre which includes a Class 1 Tesco Foodstore and B&Q store. The site is a working potato farm with associated agricultural land and buildings. McDiarmid Park lies to the west, and the site has an existing vehicular access from Crieff Road. The site is bounded by areas of tree planting on the eastern and western boundaries.</p>
<p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</p> <p>Agricultural use</p>	<p>Proposed Use:</p> <p>The site at Newton Farm, fronting the Crieff Road, is proposed for housing (approximately 120 units and a food store (circa 2,000 to 2,500 square metres).</p>	<p>Officer Comments</p> <p>The H71 should remain as a single allocation rather than be split into the separate ownerships. It is essential that a coordinated approach is taken to landscaping, roads and other infrastructure, a whole site solution for access is required. Even if the site were split to reflect the different ownerships, with a separate masterplan for each, it would remain essential to achieve a coordinated approach across the entire H71 area. With regard to the proposal for retail it is considered that it should be kept as an allocation for housing as there are sequential preferable opportunities</p>	

		within the city centre, and edge of centre before this location adjacent to a commercial centre should be considered.	
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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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no wetlands or boggy areas onsite.</p> <p>Small watercourse (catchment <3km2) may exist within a culvert beneath the site</p> <p>Some discrete areas of surface water flood risk (SW and NE corners mainly)</p> <p>The groundwater status is poor but the pressure is from arable farming.</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>	-	<p>Apply Water Environment policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p> <p>Site requirement for FRA and for restoration of the Newton Burn to its natural State where this is practicable.</p>	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	Policy Foul Drainage	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 there are no SEPA flood risk areas affecting or adjacent to this site.	Check all the GIS Layers for flood risk	0	n/a	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
	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	Yes	GIS Layers	-	Application of air quality policy	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Tulloch primary: replacement school programmed 2017	GIS Layers for school catchments	0	Proportional developer contributions will be sought towards primary education provision.	0
	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	The site itself has no open space function, and has a play area King James V1 and a bowling green available nearby to the immediate east of the site. There is a core path that runs along the eastern boundary of 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 Open Space Policy ensures appropriate provision of informal and formal open space alongside any development proposals. Retain core path.	+
	Will the proposal create/reduce employment land/opportunities?	Population	It proposed that the site could accommodate a retail supermarket which in itself would create jobs. However it is considered that there are sequentially preferable locations closer to the city centre which would help support existing businesses	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
			within the city centre rather than draw trade outwith.				
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here and it is not prime agricultural land either (although there is some 3.2 arable non-prime). However it is largely agricultural land site with associated farm buildings.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	n/a	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it can	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It has a southerly aspect fronting onto Crieff Road and there will be come	Check CFS form, aerial map and possibly site visit	0	Siting and design of buildings to take account of solar orientation. Potential for planting associated to landscaped areas.	+

	Site assessment question (click on links embedded in the text 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?	A Transport statement is likely to be required to support development.	Check CFS form, aerial map and site visit	-	Access road would need to be delivered to the satisfaction of the Council as Roads Authority. Access can be taken from the A85. Road junction improvements required in this area.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It is relatively well located site for active travel to schools (circa 600 metres) and lies within very easy active travel distance of bus stops on Crieff 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	+	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	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations	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 is it consistent with 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 is a farmhouse, bungalow and some agricultural buildings onsite	GIS aerial map/site visit	-	It is unlikely the existing buildings could be retained whilst effectively redeveloping the site.	-
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	However it is a highly visible site lying off the Crieff Road.	Check existing LDP GIS layer wild	-	Appropriate design and layout and meeting policy placemaking	0

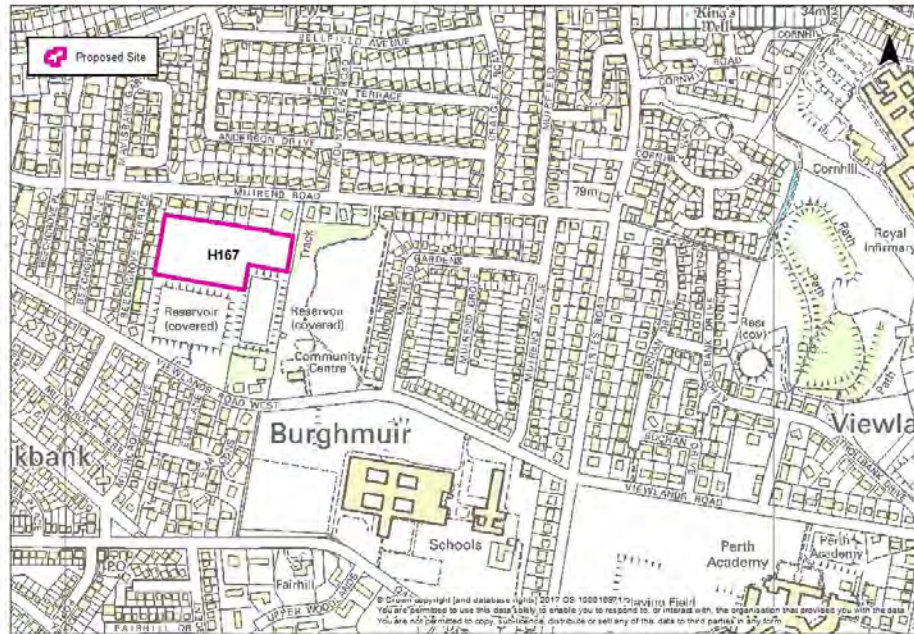
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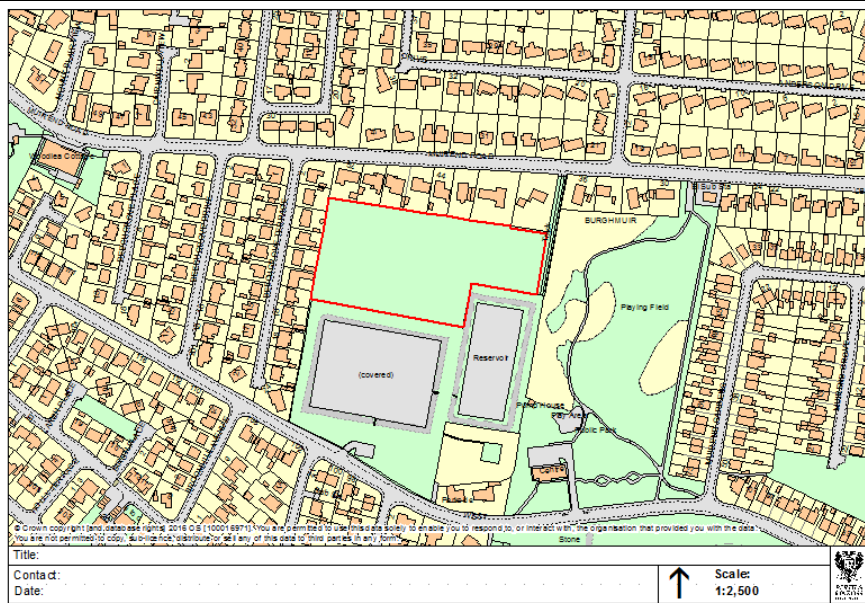
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is a monument archaeological record here for Horse Engine House.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	Archaeological survey will be undertaken and impacts on the historic environment will be avoided wherever possible through sensitive layout and design	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	N/a		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Potential visual impact from and congestion associated with matches/events as St Johnstone football ground, also potential visual impact on the crematorium	OS map and site visit	-	Sensitive layout, landscaping and design (placemaking).	0
	Are there any known constraints to development e.g. ownership,	Material	There are no known constraints	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			

Site Name: Land north of Burghmuir Reservoir	Source of site suggestion: All landowners/interested parties identified/aware? Lambert Smith Hampton on behalf of the landowner Scottish Water		Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as an area of protected open space.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 4 Pre-MIR Site Ref: Proposed Plan Ref: H167	Outside or adjacent to a settlement boundary? Inside	
OS Grid Ref: 723550 309215	Site Size (ha): 1.32	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). It is not visible from public roads and has a backland location with houses/streets on two sides (Muirend Road to the north and Beechgrove Terrace to the west) and Muirend Park to the east. There is an existing track that links the site to Muirend Road.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Unused grassland associated with the adjacent Burghmuir Reservoir	Proposed Use: Residential Development for around 40 homes	Officer Comments It is open space within the well-established Oakbank residential area but is private land and has never been publically used or accessed. It is not visible from public roads. The site is proposed to be accessed from Viewlands Road South. It is not considered to offer much in the way of public benefit at the moment and the proposal is to improve pedestrian permeability through the area with a link from Viewlands Road South to Muirend Road, and to increase accessibility to Burghmuir Park. There is doubt over the access proposed so there is a question about its deliverability.	

		Capacity of the site is likely to be around 25 homes to allow suitable provision of some public open space/landscaping and a density of development which would ensure that the proposal reflects the character of the area.	
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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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Possibly</p> <p>The groundwater status is poor but the pressure is from arable farming.</p> <p>There are no wetlands or boggy areas onsite.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Apply Water Environment 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
				supplies (risk assessed) layer			
	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	Policy Foul Drainage	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 there are no SEPA flood risk areas affecting or adjacent to this site.	Check all the GIS Layers for flood risk	0		0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include: <ul style="list-style-type: none"> Policy International Nature Conservation Sites Policy Water 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
				catchment River Tay Catchment		<ul style="list-style-type: none"> ▪ Policy Surface Water Drainage ▪ EP Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy Biodiversity.</p>	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	It will not result in habitat fragmentation or greater connectivity.	GIS aerial map/OS map/site visit	0		0
Air Quality							
	Could the option lead to Local Air Quality Management	Air	Yes	GIS Layers	-	Application of air quality policy	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
	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)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)?	Popl and human health or material assets	There is not the capacity in Viewlands or Oakland Primary School catchment to cope with the projected growth.	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 open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	<p>It is identified as open space in the current LDP but it is privately owned by Scottish Water and is inaccessible to the public (locked gates on Viewlands and Muirend road) and does not provide a wider public amenity or valuable semi natural greenspace.</p> <p>It does provide an open outlook for adjacent properties on Muirend road and Beechgrove Terrace.</p> <p>There is a proposed pedestrian link from Viewlands Road South to Muirend Road, and to increase accessibility to Burghmuir Park.</p>	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	<p>Application of Open Space Policy ensures appropriate provision of informal and formal open space alongside any development proposals.</p> <p>Ensure that layout and design of development does not significantly affect private amenity of adjacent properties on Muirend Road and Beechgrove Terrace.</p> <p>Provide pedestrian link from Viewlands Road South to Muirend Road.</p>	+
	Will the proposal create/reduce employment land/opportunities?	Population	No	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
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here and it is not prime agricultural land either. However it is a greenfield site.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-		-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	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 has a hilltop location so could benefit from solar panels and has some protecting from wind from reservoir walls.	Check CFS form, aerial map and possibly site visit	0	Siting and design of buildings to take account of solar orientation. Potential for planting associated to landscaped areas.	+
	Vehicular Access constraints or opportunities -	Material assets and	A Transport statement is likely to be required to support development	Check CFS form, aerial	-	Access road would need to be delivered to the satisfaction 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
	Road network capable of accommodating traffic generated?	climatic factors?	here and demonstrate the site will not impact on the local road networks. Just one vehicular access onto Viewlands Road West is proposed.	map and site visit		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	It is well located site for active travel to schools and lies within easy active travel distance of bus stops on Muirend Road and Viewlands Road West.	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	n/a	0

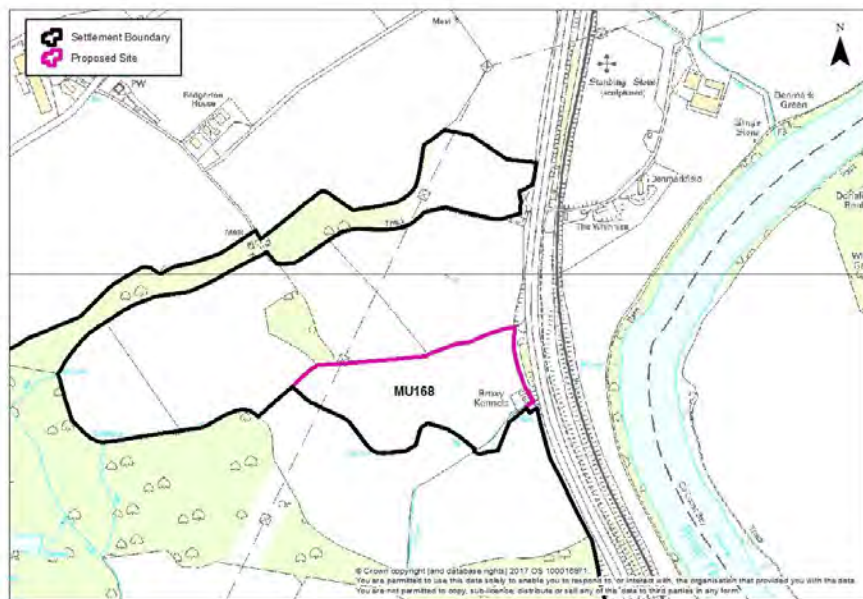
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with 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	No	GIS aerial map/site visit	0		0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	Some concern about the proposal for 40 homes here given the density of surrounding streets. The wider area is characterised by some small areas of high amenity open space within the residential area (Muirfield Grove, Birch Place).	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	-	Reduce capacity of the site to 25 homes to allow suitable provision of public open space and a density of development which would ensure that the proposal reflects the character 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
				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	n/a	0
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 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	No	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and	No	GIS layers Listed building, Scheduled Monuments,	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
		links with landscape)		Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	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	N/a		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes it is compatible with residential areas and the reservoir which Scottish Water will ensure appropriate security and safety measures in their continuing operation	OS map and site visit	0	Ensure appropriate security and safety measures in the reservoirs continuing operation	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0		0

Site Name: Bertha Park (North)	Source of site suggestion: Springfield Properties Ltd on behalf of Mr Ritchie		Site History/Previous planning applications, existing local plan policies and proposals: The site lies north of the existing H7 allocation for 3,000+ new homes and in excess of 25 hectares employment land (and planning application 15/01109/FLM) and within the greenbelt. This proposal was considered at Examination of the current LDP and the Reporter agreed with the Council's position and concluded "there are no grounds to consider the proposed site boundaries insufficient or inappropriate and therefore no reason to modify Site H7 by the inclusion of an additional eight hectares of land."
Settlement: Perth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Perth 6 Proposed Plan Ref: MU168	Outside or adjacent to a settlement boundary? Adjacent to the settlement boundary for Perth	
OS Grid Ref: 727746 309019	Site Size (ha): 8.2 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a north facing slope adjacent to the A9 immediately south of the Berthapark site H7. There are some trees along the boundary with the A9 and some buildings associated to Broxy Kennels.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural use and Broxy Kennels on the eastern edge of the site.	Proposed Use: Potential Park & Ride and employment uses as an extension of the allocated site at Bertha Park connecting to the proposed Cross Tay Link Road.	Officer Comments: The DMRB stage 2 assessment for the CTRLR has investigated the potential operational impact of a park and ride in the vicinity of the proposed CTRLR/A9 grade separated junction considering different potential locations from an operational impact and an access and visibility perspective, and a preferred option chosen which is closest to the junction. This option requires an extension to the Berthapark boundary	

		<p>to accommodate the Roads and Transport allocation for the park and ride facility.</p> <p>This site lies on a north facing slope whilst most of Berthapark lies on south facing slopes. There are potential landscape and visual impacts from extending further northwards. We recommend allocating this site for the park and ride and agree with SNH that there should be a requirement for new native woodland planting toward the open rural landscape to the north, east and west, and in views from the A9 and CTRLR to minimise the landscape the visual impact of the development.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no wetlands within the site but there is a field drain in the southern part of the site.</p> <p>The groundwater status is poor but the pressure is from arable farming.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	-	Apply Water Environment 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			
	Can the option connect to the public foul sewer?	Water	Yes it will lie close enough to the network.	GIS Layer for existing network	0	Foul Drainage Policy	+
	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 SEPA medium river flood risk within the site just south of Broxy Kennels and a very small pocket of medium risk surface water flood risk to the southwest of Broxy Kennels.	Check all the GIS Layers for flood risk	-	FRA would be required and avoidance of areas at a medium risk as per SPP. DIA might be required.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method Statement to be provided for all aspects of the</i>	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		<p><i>development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation 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
						<ul style="list-style-type: none"> ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance Policy Biodiversity.	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	It will not result in habitat fragmentation or better connectivity.	GIS aerial map/OS map/site visit	0	n/a	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	Yes	GIS Layers	-	Application of air quality policy This is the best location for 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
	within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)					park and ride from an operational impact and an access and visibility perspective and should assist meeting objectives of Perth Transport Futures	
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Proposal is for employment and park and ride so there are no impacts on facilities.	GIS Layers for school catchments	0	n/a	0
	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	There Is no existing open space or core paths/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	0	Application of Open Space Policy ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Yes this would be in addition to the 25 hectare employment land requirement associated to H7	Check CFS form	0	If improving the employment land supply with 25 hectares provided within existing H7 then it would be a benefit.	+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and	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
		Soils					
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peatland within the soil. The site is mainly outwith prime agricultural land classification but there is a small area at the western end that lies within 3.1 prime agricultural land.	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.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	It is indicated that it would be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is on a north facing slope, and is relatively well sheltered by woodland, and proposed development within H7 allocation to the south and west.	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?	It would be designed to be so as part of the wider Bertha Park proposals. A Transport Assessment would be undertaken to accompany any planning application to demonstrate that the site will not impact on the road networks.	Check CFS form, aerial map and site visit	0	Access roads 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	Climatic factors and	There will be village centres one on either side of the CTLR. On the	GIS layer for bus stops has	0	Required to provide facilities to enable connection to Perth's	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 public transport?	human health	eastern side the village centre will incorporate the new secondary school an all-through school is proposed which is expected to serve as an important focus for community activity and all	a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities		bus network. Co-ordination between site developers is encouraged and bus operators to ensure facilities are provided in appropriate locations and to avoid duplication.	
	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	Part of the site is dissected by overhead pylons	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	Apply suitable standoffs and use the to the National Grid guidance on designing development near high voltage overhead powerlines called “A Sense of Place”	-

	Site assessment question (click on links embedded in the text 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 is it consistent with the Strategic Development Plan?	Material Assets	The Tayplan identifies West/North West Perth 4,000+ homes and 50ha of employment land.	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	Unclear as existing buildings at the eastern edge of the site are not mentioned in submission	GIS aerial map/site visit	-	Unlikely to be able to retain these buildings	-
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designated landscapes will be affected	GIS layers for NSA, and SLA	0		0
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	<p>The Tyldesley Associates (2001). Perth Landscape Capacity Study does not assess the capacity of this area identifying it within the LH1 Obnie to Logiealmond Lowland Hills Landscape Character Type.</p> <p>However for land to the south it states that “There is also scope for development in unit LRC3 at Berthapark; however, although sufficiently sensitive to merit a more detailed landscape and visual impact analysis than is possible in this city-wide assessment the unit may well be the best longer term option for</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>A requirement for new native woodland planting toward the open rural landscape to the north, east and west, and in views from the A9 and CTLR to minimise the landscape the visual impact of the development.</p> <p>Also sensitive/high quality design and layout of the employment uses (placemaking policy).</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
			<p>residential type LRC5 Inveralmond Roundabout development than any of the others after BVL5, 6 and 7; LH7 and LRC4 and 5. Industrial or other larger scale buildings would be inappropriate in the scale and character of this unit.”</p> <p>This site lies on a north facing slope whilst most of Berthapark lies on south facing slopes. There are potential landscape and visual impacts from extending further northwards. However a slope on the northern part of the site could be retained and trees along the boundary of the A9 already filter views</p>				
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	The current boundary meets with the SPP guidance about “establishing clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads. Hedges and field enclosures will rarely provide a sufficiently robust boundary.” In this case the boundary will be provided by the CTLR road and proposed adjacent park and ride.	GIS layer greenbelt	--	A requirement for new native woodland planting toward the open rural landscape to the north, east and west, and in views from the A9 and CTLR to minimise the landscape the visual impact of the development.	-

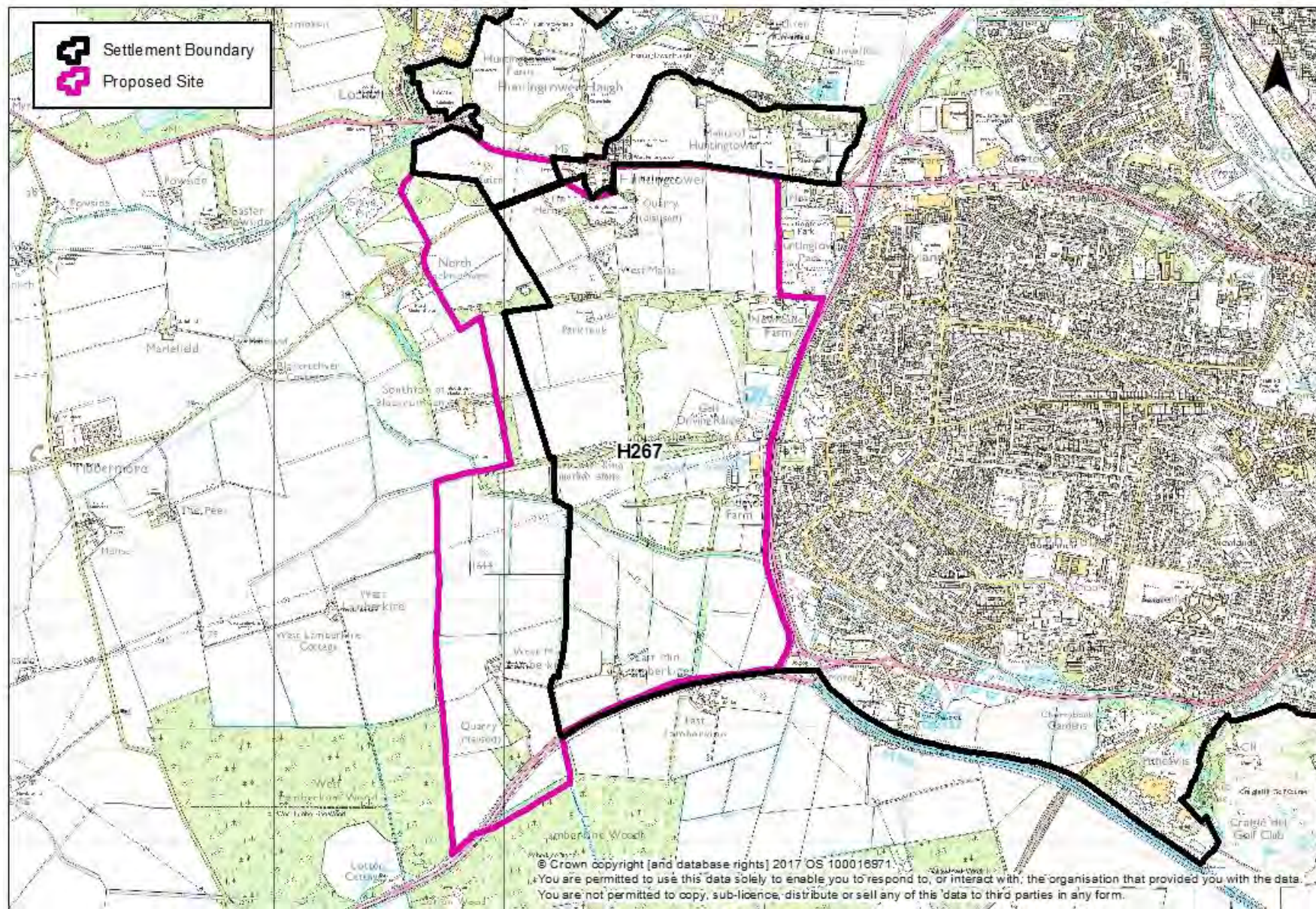
Material assets

	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	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	0	n/a	0
Cultural Heritage							
	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 records for a circular enclosure within the site and a fort overlapping to the north of 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	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 opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape			-	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	There is Broxy kennels within the site, it is unclear whether they would be able to stay	OS map and site visit	-	Consider opportunities to integrate Broxy kennels if possible	-
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0	n/a	0

Site Name: Perth West	Source of site suggestion: Submission by Ristol Consulting Ltd on behalf of the John Dewar Lamberkin Trust. Land suggested also includes land within Muir Group control (who are promoting development), and land within control of the Beild who are known not to be interested in development of their land.		Site History/Previous planning applications, existing local plan policies and proposals: Allocation of H70, land within the settlement boundary to the south, and land beyond this to the west which is currently within the green belt.
Settlement: Perth	GIS Site Ref: MIR Site Ref: 669 (but not including land west of the settlement boundary) Pre-MIR Site Ref: Perth7 Proposed Plan Ref: H267	Outside or adjacent to a settlement boundary? Within and adjacent to	
OS Grid Ref: 723324 306955	Site Size (ha): Including land within H70 and the settlement boundary (351 hectares)	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). It is bounded by the A9/Broxden Roundabout along the eastern and southern perimeters, the A85 to the north, and a combination of shelterbelt and woodlands to the west. The site contains large amounts of agricultural land with scattered areas of woodlands, and scrub grassland mainly located along field boundary lines and adjacent to existing properties. The Huntingtower Livestock Market was formerly located beyond the north eastern corner of the site at the junction of the A9 and the A85. The site has since been cleared and is being marketed for mixed uses. The lowest lying portion of the site exists along
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The part currently not allocated in the LDP is undeveloped and in agricultural use. There are a limited number of existing dwellings and farmhouses	Proposed Use: Extension of the H70 allocation, employment, community, housing and possible cemetery site.	Officer Comments Continued support for H70 and potential to bring forward land within settlement boundary. If allocating land at Perth West in Proposed Plan effectiveness/access issues will need to be sufficiently addressed. There is also a need to provide sufficient certainty and flexibility for developers to take forward strategic allocations in	

<p>located within different parts of the site and the Noah's Ark children's play centre, golf driving range and caravan site complex are located along the eastern boundary. There is a disused quarry in the northern part of the site.</p>		<p>Perth North/West.</p> <p>Proposals to extend the green belt boundary further west have some merit particularly if combined with a longer term framework planting to the north of West Lamberkine wood (when you consider the robustness of the boundary which could be established by this. Also one of the strategic access points is within the greenbelt so there would potentially be a significant impact on the existing greenbelt if this was approved to facilitate development within the settlement boundary of the existing LDP.</p> <p>The ancient inventory woodland of West Lamberkine Wood is shown on the forestry plan for felling and replanting post 2032. Up to this period there will be thinning and it could potentially be opened up to amenity use, with advanced planting along boundaries and key views, to ensure a robust and more useable woodland structure is retained/created. The larch and birch plantations in particular would be well suited to amenity use. The potential exists to refine and extend the forestry around Lamberkine wood which is shown for post 2032 felling/replanting, reflecting comments made through the charrette process by SNH and others.</p>	<p>the northern boundary of the plan area adjacent to the A 85. There is a rise of approximately 65 metres from the lowest point of the site to the highest point which is located along the southern boundary of the site adjacent to the A9. A high point also exists in the vicinity of the Gallows Road entrance along the eastern boundary of the plan area. The topography grades are pretty consistent in an east west direction for the most part throughout the site with the slope directed in a mainly north south orientation.</p> <p>The Lamberkine woodland to the west of proposed development areas but potentially affected by the strategic access point from the A9 is ancient woodland inventory.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The groundwater status is poor but the pressure is from arable farming.</p> <p>Site directly intersects an intercatchment at risk area (surface water quality).</p> <p>East Pow River (d/s of Methven to River Almond Confluence) classified as being less than good – point source pollution (sewage), diffuse source pollution (farming) and morphology pressures noted</p> <p>The site has a burn that traverses the site from southeast to northwest.</p> <p>There is a waste water drainage hotspot for Huntingtower.</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>	-	<p>Development should be set back from watercourses</p> <p>Apply Water Environment policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – requiring connection to public sewerage system + and appropriate SUDS</p> <p>Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for additional biodiversity.</p> <p>P&K Flood Team indicated that discharge post development which was less than the current discharge value would be acceptable. Opportunities also exist to deposit in the East Pow.</p>	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	GIS Layer for existing network	0	Policy Foul 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 mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Water regarding capacity)				
	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 areas of SEPA medium risk for surface water flooding exist along the burn that traverses the site southeast to northwest.	Check all the GIS Layers for flood risk	-	<p>Apply policy Surface Water Drainage</p> <p>Requirement for DIA and possibly for FRA.</p> <p>There will be a functional flood plain at medium to high risk of flooding associated with the small tributary of the East Pow burn that runs through the site, which should be safeguarded.</p>	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site lies within the catchment for the River Tay SAC.</p> <p>There are protected species records for hedgehog, and swift (Tayside Biodiversity Action Plan Species – 2nd tranche).</p> <p>There is ancient woodland to west of and south of the site proposed which could potentially be affected by the strategic access point from the A9 (although this access has not been designed to a stage where the land take and exact location can be confirmed).</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>Policy Biodiversity.</p> <p>Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for additional biodiversity.</p> <p>The powerline routes will provide opportunity for enhanced corridors for wildlife movement and biodiversity.</p> <p>The ancient inventory of West</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
						<p>Lamberkine Wood is shown on the forestry plan for felling and replanting post 2032. Up to this period there will be thinning and it could potentially be opened up to amenity use, with advanced planting along boundaries and key views, to ensure a robust and more useable woodland structure is retained/created. The larch and birch plantations in particular would be well suited to amenity use. The potential exists to refine and extend the forestry around Lamberkine wood which is shown for post 2032 felling/replanting, reflecting comments made through the charrette process by SNH and others</p> <p>Screening Determination – River Tay SAC:</p> <p>(a) Proposals which make provision for change but which 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</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
						<p>undermine the conservation objectives for the site.</p> <p>Justification:</p> <p>A small watercourse located in the southern part of the site flows into the East Pow River which is part of the River Tay SAC. However, given the distance from the site proposal to the SAC (approximately 2400m away) it is considered unlikely that there will be any HRA implications.</p> <p><u>Screening Determination – South Tayside Goose Roosts SPA:</u></p> <p>(b) Proposals which make provision for change but could have no significant effect on a European site, because any potential effects would be trivial, or ‘de minimis’ or so restricted that they would not undermine the conservation objectives for the site.</p> <p><u>Justification:</u></p> <p>There are geese at Aberdalgie and roosting geese at Dupplin, but they are relatively distant from the proposal site. Geese</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
						have also been recorded feeding around Tibbermore and flighting in and out but this is not regarded as a big issue in terms of HRA implications. Therefore any potential impacts on the qualifying interests of the SPA are considered to be minimal.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		There are no local geological sites affected by this proposal.	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	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	<p>There is a burn which traverses through the site southeast to northwest.</p> <p>There are substantial pockets of existing woodland within the site.</p> <p>See comments/mitigation for woodland made under question “To what extent will the proposal affect biodiversity, flora and fauna interests? “</p>	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>Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn which fully</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
						<p>integrates habitats, sustainable drainage and surface water management, with the Green Network building ecological capacity and opportunities for additional biodiversity.</p> <p>Also the powerline routes will provide opportunity for enhanced corridors for wildlife movement and biodiversity.</p> <p>The potential exists to refine and extend the forestry around Lamberkine wood which is shown for post 2032 felling/replanting, reflecting comments made through the charrette process by SNH and others.</p>	
Air Quality							
	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	<p>Yes</p> <p>There is a need to investigate potential for district heating schemes on strategic sites.</p>	GIS Layers	-	Application of air quality policy plus design and layout needs to consider air quality.	0
Service Infrastructure							
	What will be the impact on local/community facilities and	Popl and human health	There would be a need for 2 double stream primary schools to serve	GIS Layers for school	--	Provision of land for 2 double stream primary schools 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
	infrastructure (see notes)	or material assets	<p>3,000 homes at Perth West.</p> <p>There would be a need for a medical centre to serve 3,000 homes at Perth West.</p> <p>There may be a requirement for cemetery provision within the site as existing cemetery provision within Perth is nearing capacity.</p>	catchments		<p>developer contributions to fund the build on a pro rata basis.</p> <p>Potential provision of land for cemetery provision.</p> <p>Provision of 25 hectares of employment land onsite.</p> <p>Provision of land for a medical centre.</p> <p>Ensure appropriate integration with surrounding communities through connections with Burghmuir road, the scouring burn network of paths to the south, and a connection somewhere in the vicinity of the current right of way across the A9 which will need stopped and replaced.</p>	
	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	There are core paths that run through and close to the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	<p>Application of Open Spaces Policy ensures appropriate provision of informal and formal open space alongside any development proposals.</p> <p>Application of policy CF2 Public Access.</p> <p>Retain existing core paths and integrate a network of footpaths and cycleways integrated into the greenspace, Core Paths Network, and public realm, to allow greater mobility</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
						throughout the development. Connections should also be made to the wider network of paths and tracks in the countryside outwith the development including opening up amenity potential of West Lamberkine Wood.	
	Will the proposal create/reduce employment land/opportunities?	Population	Provision of 25 hectares of employment land onsite as part of a wider Perth West allocation.	Check CFS form	++	Provision of 25 hectares of employment land onsite as part of a wider Perth West allocation.	++
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>There are a number of areas of potential contamination located within the plan area.</p> <p>These include mainly former quarry sites, a petroleum storage tank, an underground chemical storage tank within the Noah's Ark site, and a former sheep dipping station. Mineral workings such as sand and gravel quarries are considered to be low risk in terms of contamination.</p> <p>The Huntingtower Quarry is being actively filled in with controlled inert material, with the other quarries having been previously in-filled, details of which are not available at this time.</p>	GIS aerial map/site visit	-	A geo-environmental audit will be required at the more detailed design stage to determine the level of contamination and remediation requirements for these areas.	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/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soil. Most of the site lies within prime agricultural land classification 3.1 with areas outwith prime classifications (class 3.2) to the south west and north of the site.	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Landowner suggests that detailed design and phased implementation could commence 2016-17.	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The topography grades are pretty consistent in an east west direction for the most part throughout the site with the slope directed in a mainly north south orientation. Central areas of the site are well contained by woodland.	Check CFS form, aerial map and possibly site visit	0	The design and layout and siting and design of buildings to take account of solar orientation. Woodland planting to the west could improve shelter for the southern/western areas of the site	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not	Check CFS form, aerial map and site visit	-	Access roads would need to be delivered to the satisfaction of the Council and Transport Scotland.	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?		impact on the road networks.				
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>The A9 is a barrier to connectivity with existing communities/facilities in Perth.</p> <p>Bus service numbers 14, 15, 155 and 647 operate along the A85 to the north of the site providing sustainable transport links to the existing uses i.e. Dobbies, Travel Lodge, Tesco and B & Q.</p> <p>Bus service number 19 to Stirling runs along the A9 to the south. In addition, a series of bus routes run throughout the established residential areas to the east of the A9 and these will be easily accessible on foot and bicycle from the plan area by the new and upgraded transportation links</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>These existing bus services should be extended to serve the site offering frequent public transport opportunities to the new development.</p> <p>The A9 right of way will need to be closed off before development in this area of Perth West, and a new pedestrian/vehicular access will need to be provided in its place (in the vicinity of the existing right of way).</p> <p>Pedestrian connection from west of the A9 to connect with path network along the Scouring burn.</p> <p>Ensure sustainable communities of mixed use development are created in line with the Masterplan Framework with neighbourhood centres within walkable distance</p> <p>Bus stops should be located</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
						along the main road connection within the mixed use development ensuring that all parts of the proposed site will be within a 400 metre walk of a bus service.	
	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	<p>A network of large transmission overhead electricity cables traverses the site. A 132kV overhead cable bisects the site from west to east and terminates at the Burghmuir Supergrid Substation located near Glendevon Farm. A high voltage overhead line runs along the western site boundary in the northern part of the site area, in the south this cable bisects the site from northwest to southeast.</p> <p>A lower voltage overhead system exists within the plan area which serves the local farms and properties. An intermediate pressure gas main operating in excess of 7 bar runs through the centre of the site from the A85. Low pressure mains serve the local farms. A fibre optic telecommunication network is attached to the 132kV overhead pylon system. 6.</p>	<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>	-	<p>Detailed analysis of existing networks and any diversion requirements would take place through the design process for the site.</p> <p>Due to the size of development it is likely that offsite upgrades will be required to service the potential scale of new development</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
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Policy 4 'Strategic Development Areas' of the SDP identifies that Local Development Plans should identify specific sites for the Strategic Development Areas and allocate land for 4,000+ homes and 50ha of employment land in Perth North/ West. The preferred option within TAYplan is to identify a range of major strategic sites capable of accommodating new or expanded sustainable communities making provision for housing and social, community, and employment uses. Most will require major infrastructure investment and many of these strategic allocations may continue to deliver Perth's requirements for a further 10 to 20 years beyond the plan period.	Check NPF3 and TAYplan SDP	+	Ensure that the LDP supports the delivery of 4,000+ homes at Perth North/West offering some flexibility on how this is delivered/phased, whilst ensuring sufficient certainty is provided to assist delivery of the new communities here.	++
	Will the site make use of existing buildings?	Material Assets	There are three listed buildings within the area. There are a limited number of existing dwellings and farmhouses located within different parts of the site and the Noah's Ark children's play centre	GIS aerial map/site visit	-	<p>The Noah's ark facility should continue to operate as a smaller leisure orientated centre.</p> <p>The three listed buildings within the area need to be incorporated within the development. Otherwise seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage.</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
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	There are no landscape designations that will be affected by this proposal	GIS layers for NSA, and SLA	0	n/a	0
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	<p>The western edge of Perth forms an abrupt transition between the urban area and the surrounding rural land further reinforced by the A9 dual carriageway.</p> <p>The site offers a high quality agricultural landscape of distinctive character and with an interesting cultural heritage associated with historical activity and landscape management.</p> <p>The sites slopes are directed in a mainly north south orientation with high points adjacent to the A9 to the south and in the vicinity of the Gallows Road along the eastern boundary.</p> <p>Within the David Tyldesley Associated Perth Landscape Capacity study this site lies mainly within LH6 Lowland Hills Gask Ridge. This area is considered to have 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>	-	<p>There are landscape and visual sensitivities to the development of this site that will need to be addressed in the detailed masterplanning and design and layout of this site.</p> <p>There is a need for preparation of an urban design framework for the A85 corridor, and preparation of a Landscape Framework with a Greenspace network management plan to accompany the Masterplan to:</p> <p>Soften the western urban edge of Perth</p> <p>Create a new outer western edge which links shelterbelts and woodlands, and incorporates new tree planting, providing a transition between town and country.</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
			<p>settlement form/pattern and visual constraints. Assessing that “The A9 has formed a strong physical feature restraining development from sprawling along the Gask</p> <p>Ridge which is important because the ridge landscape is not associated with extensive built development. The woodlands are important landscape features and the hills are prominent in many views, especially from the A9 and the motorway on these important approaches to the city.</p> <p>The northern part of the site (H70) lies within BVL8 Broad Valley Lowland Huntintower. There are settlement form and visual constraints here. The assessment comment says “The A9 has formed a strong physical feature preventing development from sprawling along the valley lowlands and has helped to protect the setting of the Huntingtower.”</p>			<p>Extend and strengthen the existing structure of woodlands, hedgerow trees, and shelterbelts to create contained areas of development within the site.</p> <p>Incorporate the powerline rights of way to create a secondary green network, and incorporate these networks with potential SUDs ponds.</p> <p>Enhance the green corridor along the A9 to control outward views where appropriate and provide a quality of driver experience.</p> <p>Incorporate key vistas from the central area of the site adjacent to the Old Gallows road and Noah’s Ark.</p> <p>Develop a Blue-Green Network along the river valley, and riparian features that connect to the Scouring Burn</p>	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	It is proposed that this area is suitable for a new grade separated junction on the A9, and that proposed development integrated with infrastructure achieves a	GIS layer greenbelt	--	Develop a strong connected new settlement boundary connecting to the new Lamberkine Woodland Park which extends to a north-south	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
			sustainable development framework.			woodland buffer that frames and contains the development within a strong landscape setting.	
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 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	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Inventory of Historic Battlefields - Battle of Tippermuir lies within the site.</p> <p>Known heritage assets include an early Bronze Age cist burial, a cup and ring marked stone, a Roman watchtower, a Roman camp and sites relating to medieval and later rural settlement.</p> <p>West Mains of Huntingtower Farmhouse (Category B) (Reference:</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,</p>	--	<p>Impacts on the historic environment will be avoided wherever possible through appropriate greenspace and layout and design.</p> <p>Preparation of a Battlefield Conservation plan to pinpoint action and further clarify the crucial landscape context of the battle and for this to inform future masterplanning work.</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
			<p>18313)</p> <p>.. Newhouse Farmhouse (Category B) (Reference: 18312)</p> <p>.. Newhouse Steading (Category C) (Reference: 19872)</p> <p>A Scheduled Monument identified as “Mains of Huntingtower, henge, enclosures, pits and road” (Index Number 3630), traverses the site in a north easterly to north westerly direction adjacent to the A85.</p>	<p>Archaeology</p> <p>Site visit</p>		Preserve the SAM including Roman road and ditches and its setting.	
	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	Lies within the inventory Tibbermore battlefield, and there are listed buildings at New house Farmhouse and Steading and West Mains Huntingtower Farm and also a Scheduled Monument site.		0	<p>The reinstatement of the Old Gallows Road to the west, the conservation of Tibbermore Church, and the interpretation of the battlefield and community involvement in its research.</p> <p>The outcomes of the Battlefield Conservation Plan should be taken into account before confirming the planting strategy.</p>	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics	The site is compatible with neighbouring uses. There are potential conflicts with businesses	OS map and site visit	-	Ensure that appropriate mitigation is secured looking at some form of buffer around	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	Agricar and Kings who move large pieces of kit using HGV's. Noise from the A9 will affect development of this site.			these businesses. Need for noise assessment and possibly noise attenuation measures.	
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Need to prove the effectiveness/deliverability and suitability of the access strategy. Difficulties with delivery of multi landowner site. Need for joint masterplan and delivery plan.	Check CFS form	--	Additional information including detailed access strategy required for the Proposed Plan stage but initial feasibility work supports inclusion in the LDP	-

Site Name: Land north of Mount Tabor Road	Source of site suggestion: All landowners/interested parties identified/aware? DM Hall Baird Lumsden Surveyors have submitted a proposal for residential development on the behalf of the landowner Mr Ian Todd. Mr Mackay is interested in developing the plot for 4 homes.		Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as an area of protected open space. Was considered at Examination stage of the previous LDP. It was resisted because it is “part of a network of open space which leads up out of Perth onto Kinnoull hill and the Sidlaws and is an important part of the character of the area” and because “The development of the site for five houses would impact on the semi-rural nature of this part of Perth and remove the remaining context for Gean Cottage” which is B listed and was the childhood home of Patrick Geddes. The Reporter agreed with the Council’s position that there was “no persuasive evidence to support the allocation of this sensitive site for housing”.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 8 Pre-MIR Site Ref: Proposed Plan Ref: H169	Outside or adjacent to a settlement boundary? Inside	
OS Grid Ref: 313122 723802	Site Size (ha): 0.9 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is an area of greenspace which is surrounded by residential development and a large area of openspace to the south. It provides a setting for the B listed Gean housing to the north and there are some trees along the southern boundary of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped greenspace	Proposed Use: Residential development for 4 homes by Mr Mackay and residential development by the landowner.	Officer Comments It is open space within the well-established Kinnoull residential area. It is a sensitive site due to impact its development would have on the open space network, semi- rural character of	

		the area and impact on the setting of the B listed Gean cottage. There is still no compelling need for this site and it should not be supported.	
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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
Water							
	Could the option result in a negative impact on the water	Water	Possibly	Check on OS	-	Apply Water Environment policy to avoid/reduce/mitigate	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)		The groundwater status is poor but the pressure is from arable farming.	map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer		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 it lies close enough to the existing network (but awaiting further comment from Scottish Water regarding capacity)	GIS Layer for existing network	0	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 are some small pockets of low risk SEPA flood risk surface water areas affecting the northern part of the site adjacent to Muirhall Road.	Check all the GIS Layers for flood risk	0	Policy Surface Water Drainage Possible requirement for FRA/DIA	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method</i>	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>d species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p><i>Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International 	

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						Nature Conservation Sites <ul style="list-style-type: none"> ▪ Policy: Water Quality ▪ Policy Surface Water Drainage ▪ Policy Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance Policy Biodiversity.	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	There are some trees along the southern boundary of the site. Its development could potentially impact on habitat fragmentation as it	GIS aerial map/OS map/site visit	--	Landscape framework including additional planting, setting development well back from existing and proposed	--

	Site assessment question (click on links embedded in the text 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?		links in with other open spaces and trees from the edge of Perth down to the River Tay			woodland.	
Air Quality							
	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	Yes	GIS Layers	0	Application of Policy Air quality management area	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)		There is not the capacity in Kinnoull Primary School catchment which 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 open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It is identified as open space in the current and does provide a wider public amenity and valuable semi natural greenspace linking with other areas to the west and providing a transition to a more rural character.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	--	Application of Open Space Policy would ensure some provision of informal and formal open space alongside any development proposals.	--
	Will the proposal create/reduce employment	Population	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
	land/opportunities?			form			
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here and it is not prime agricultural land either.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It has a west facing hillside location and has some protection from existing residential areas.	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation. Potential for planting associated to landscaped areas to provide some more 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 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?	A Transport statement might be required to demonstrate the site will not impact on the local road networks	Check CFS form, aerial map and site visit	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	It is reasonably well located site for active travel to the primary school although there is an incline to contend with and it lies within easy active travel distance of bus stops on Muirhall 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	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	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	0	n/a	0

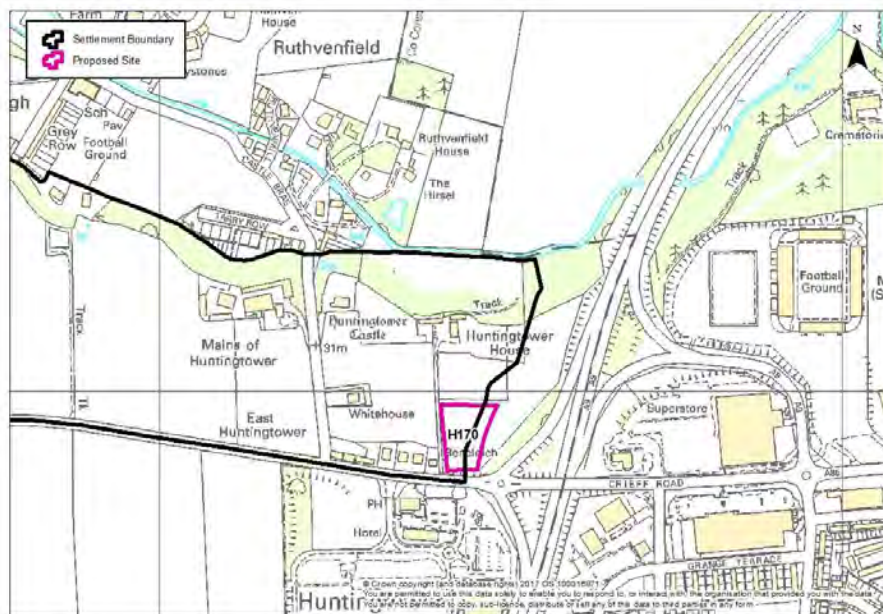
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised) Check for pylons on OS and site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?"	Material Assets	No		0	n/a	0
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA and SLA	0	n/a	0
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 site is open space within the well-established Kinnoull residential area. It is a sensitive site due to impact its development would have on the open space network, semi-rural character of the area	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	--	Landscape framework including additional planting, setting development well back from existing and proposed woodland.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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	n/a	0
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with	Yes the B listed Gean Cottage childhood home of Patrick Geddes lies adjacent to the sit on Mount Tabor Road. Also Rig and Furrow local	GIS layers Listed building, SAMs, Conservation Areas, Gardens and	--	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Reducing the developable area to exclude land to the east of Gean House	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)	archaeological record on the north western boundary of the site	Designed Landscape Battlefields, Archaeology Site visit		on Mount Tabor Road could help mitigate the impact.	
	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	Possibly		0	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes it is compatible with residential areas and neighbouring open space.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Site south of Huntingtower House	Source of site suggestion: All landowners/interested parties identified/aware? James Ritchie submitted this as the landowner of this site.		Site History/Previous planning applications, existing local plan policies and proposals: 15/00036/FLL planning permission granted for: Upgrading of roads infrastructure including the formation of new roads, roundabouts, bridges, car parking, landscaping and associated works There are currently trees to the west of this site west of the slipway to the A9 however this will be affected by the approved junction improvement to the A85 and A9 which involves realigning the road to further west. The new slip road will be higher than the existing slip to reach bridge level.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 9 Pre-MIR Site Ref: Proposed Plan Ref: H170	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 724938 308447	Site Size (ha): 0.64	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is fairly flat agricultural land which lies adjacent to the A85 and adjacent to the access to Huntingtower House. There are important public views across this field towards the Scheduled monument of Huntingtower Castle to the north west. There are trees outwith the site immediately south of Huntingtower House which prevent other views to it.

<p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</p> <p>It is currently in agricultural use.</p>	<p>Proposed Use:</p> <p>Residential use</p>	<p>Officer Comments</p> <p>The amenity for housing here would be greatly compromised by vicinity and height of the new northern slip. The landscape proposals will create an attractive edge on both sides of the new slip road to reduce the impact of the new structures. However it will take time for this to mature and the height and vicinity of the slip mean that this site cannot provide suitable amenity for housing here.</p> <p>The impact this proposal would have on the setting and views towards the Huntingtower Castle Scheduled Monument would be unacceptable and cannot be suitably mitigated by siting and design. This site and this view of the castle are extremely important to the setting of the castle and the site should remain undeveloped.</p> <p>It is unclear whether Transport Scotland would accept intensification of the use of the Huntingtower narrow access onto the A85 so close to the new slip.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots	-	Apply Water Environment 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
				Private water supplies (risk assessed) layer			
	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	Policy Foul Drainage	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 are no SEPA flood risk areas affecting this site.	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the</i>	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 River Tay Catchment		<p><i>watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water 	

	Site assessment question (click on links embedded in the text 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 <ul style="list-style-type: none"> ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance Policy Biodiversity.	
	Are there any local geodiversity sites 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 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 not affect habitat connectivity.	GIS aerial map/OS map/site visit	-	n/a	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air	Air	Yes	GIS Layers	-	Application of air quality management areas policy	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)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is no spare capacity in Tulloch Primary School.	GIS Layers for school catchments	0	Proportional developer contributions will be sought towards primary education provision.	0
	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	It does not affect any existing open space or pathways.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Open Space Policy would ensure some 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	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site?	Material Assets and	There is no peat content in the soils here but the northern 1/3 of the site	GIS Layers for carbon	-	Good quality soils should be removed for use in other parts	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
	(see notes)	Soils	lies within prime agricultural land.	richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)		of Perth and Kinross.	
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is some protection from existing housing to the west of the site.	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?	No known capacity issues	Check CFS form, aerial map and site visit	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	It is not well located site for active travel to the primary school due to the distance but it is close to the commercial centre and shopping facilities on the A85. There is a bus stop which serves Dobbie's Garden	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	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
			centre very close to the site.	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 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 is it consistent with the Strategic	Material Assets	No	Check NPF3 and TAYplan SDP	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
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	It is a highly visible site lying next to the A85 which requires careful design and layout and high quality landscaping/planting.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-		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	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
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Mains of Huntingtower, henge, enclosures and pits lies to the northwest of the site, and Huntingtower Castle lies to the north both Scheduled monument.</p> <p>Local archaeology records lie within the site to the north adjacent to the A85 for a road?</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	--	<p>This key public views to the Huntingtower castle would be significantly compromised by development here regardless of its layout and design. This site and this view of the castle are extremely important to the setting of the castle and should remain undeveloped.</p> <p>Recording of any features found in investigation</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
	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	Possibly		0	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	<p>The proposal is compatible with some of existing uses here with residential and commercial uses nearby however it is not compatible with its closeness to the new slip which will impact on the amenity of the site for housing.</p> <p>There are currently trees to the west of this site west of the slipway to the A9 however this will be affected by the approved junction improvement to the A85 and A9 which involves realigning the road to further west. The new slip road will be higher than the existing slip to reach bridge level. The landscape proposals will create an attractive edge on both sides of the new slip road to reduce the impact of the new structures. However it will take time for this to mature and the height and vicinity of the slip mean that this site cannot provide suitable amenity for housing</p>	OS map and site visit	--	Planting/bunding/noise barriers could lessen the impact of being located next to the slip.	-

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

Site Name: Perth Quarry	Source of site suggestion: All landowners/interested parties identified/aware? Suggested by the landowner Lafarge Tarmac Ltd		Site History/Previous planning applications, existing local plan policies and proposals: The site is identified as employment land within the settlement boundary in the adopted Perth and Kinross Local Development Plan. The site has historically been used for light industrial purposes.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 11 Pre-MIR Site Ref: Proposed Plan Ref: MU171	Outside or adjacent to a settlement boundary? Inside	<p>Planning Application Reference – 12/00001/WMP: An application was submitted on 23 January 2012 for an extractive waste management plan for existing quarry operations at Friarton Quarry, Friarton Hill in Perth. This was approved on 12 March 2012. It was considered that the tests in the Scottish Government Guidance Note on The Management of Extractive Waste (Scotland) Regulations 2010 are met in respect of the use of identified overburden for restoration.</p> <p>Planning Application Reference – 04/00625/FUL: An application was submitted on 25 March 2004 for proposed aggregative recycling facility at Friarton Quarry, Friarton Hill in Perth. This was approved conditionally on 18 June 2004.</p> <p>The requirement of the mineral consent on the site is for the restoration of the quarry area to be left as rough grassland and, therefore, in planning terms this would in the future be classified as greenfield land.</p>
OS Grid Ref: 721122 311527	Site Size (ha): 21 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located south of Gleneagles and Edinburgh Road and residential areas. It is

			bounded by agricultural land to the east, west and south. There is a core path link to the immediate west of the site on St Magdalene's hill. Immediately framing the site on all sides is woodland making it visually well contained.
<p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</p> <p>It is currently a working aggregate quarry operated by Lafarge.</p>	<p>Proposed Use:</p> <p>Mixed residential/leisure use which could be used for a dry ski slope, climbing walls and mountain biking.</p>	<p>Officer Comments</p> <p>The site lies within the settlement boundary as an existing employment site and as such is already supported for development subject to Development Plan vision, strategy and general policies.</p> <p>This site is well contained site for employment type uses but may present challenges in terms of providing appropriate accessibility and connection to existing residential areas to the north. Also it is unclear whether the finished floor levels and topography will allow sufficient amenity for a residential use here.</p> <p>To support widening the acceptable uses on this site to include the principle of housing there is a need for the landowner to prove that they will be able to provide acceptable amenity for housing on the northern portion of the site when the quarry use is finished. Further detail is also needed to confirm the viability of creating this mixed use leisure and residential development (to clarify this issue and consider whether this change should be supported in the Proposed Plan).</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Apply Water Environment policy 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	Policy Foul Drainage	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	There are some pockets of medium/high risk SEPA surface water flood risk areas affecting middle and southern areas of the	Check all the GIS Layers for flood risk	-	Policy Surface Water Drainage Drainage impact assessment required at the planning	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
		Health	site.			application stage to define area at risk and appropriate detailed layout and levels and SUDS.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site lies within the catchment of the River Tay SAC.</p> <p>There is a protected species record for hedgehog within woodland to the north 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>River Tay Catchment</p>	-	<p>Add the following criteria to the developer requirements section:</p> <p>⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to</i></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
						<p><i>ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy Biodiversity.</p>	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		Yes, there is a Tayside Geodiversity site covering the majority of the site. Survey work has revealed a spectacular peperite dyke and arthropod track.	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside	-	Survey geological site and develop a preservation plan	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
				Geodiversity Sites			
	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	There is woodland framing all boundaries of the site and although not currently forested the southern third of the site is in the Ancient woodlands Inventory and areas to the northwest and northeast are native woodland.	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy. A phased restoration programme and landscape management plan A comprehensive landscape masterplan creating a robust landscape framework maximising the potential to enhance biodiversity and protection of habitats.	0
Air Quality							
	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	Yes	GIS Layers	-	Application of air quality policy	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is not sufficient capacity in Inch View Primary school to cope with the projected growth.	GIS Layers for school catchments	0	Proportional developer contributions will be sought towards primary education provision.	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 open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It does not affect any existing open space. There is a core path outwith the site which runs along the western boundary.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Open space Policy would ensure some provision of informal and formal open space alongside any development proposals. Facilities that encourage and promote healthy lifestyles including creation of a network of cycle and pedestrian links through the informal open space (to integrate and link with existing facilities/ core path at St Magdalene's Hill and at Buckie Braes)	+
	Will the proposal create/reduce employment land/opportunities?	Population	Potentially as it is a working quarry	Check CFS form	0	Assessment of mineral resource to prove proposal will safeguard remaining mineral workable resources of economic or conservation value	-
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Currently working quarry which will require restoration to grassland as part of its minerals permission	GIS aerial map/site visit	0		0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here or prime agricultural land. Possibly there could be contamination issues associated to its quarry use?	GIS Layers for carbon richness (which shows whether there is peatland), and prime	-	Assessment to show ground conditions are suitable for residential development Suitable restoration of the land with a geo-environmental audit to determine the level 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
				agricultural land (LCA 50K)		contamination and remediation requirements for areas of potential contamination	
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	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 north facing and there is some shelter from woodland which frames all sides of the site. It is unclear whether they can provide acceptable amenity for housing on to the northern portion of the site when the quarry use is finished.	Check CFS form, aerial map and possibly site visit	--	Siting and design of buildings to take account of solar orientation. The landowner will need to prove that they will be able to provide acceptable amenity for housing on the northern portion of the site when the quarry use is finished	-
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Issues with providing appropriate pedestrian cycle links.	Check CFS form, aerial map and site visit	-	Access road would need to be delivered to the satisfaction of the Council as Roads Authority. The site should be accessed from Gleneagles Road and a Transport Assessment will be required. The creation of direct, convenient and safe pedestrian/cycle links 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
						adjoining areas so that the development integrates with adjoining areas including methods of pedestrian/cycle crossing at Edinburgh and Gleneagles Road	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It is not within active travel distance of its catchment primary/high school. It does lie within active travel distance of Tesco superstore. There are also bus stops adjacent to the site on Edinburgh 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	-	Potential to change the catchment boundary of Moncreiffe and Inch View Primary schools? This should be considered.	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	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
				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 is it consistent with 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	No the site is an operating quarry and none of the buildings would be suitable for reuse.	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	The Perth Landscape Capacity Study identifies this site within a landscape character unit for Kirkton – Criagend and states that, “Both these units contain some small scale, linear settlements which have	Check existing LDP GIS layer wild land Check the landscape	0	A phased restoration programme and landscape management plan A comprehensive landscape masterplan creating a robust landscape framework	0

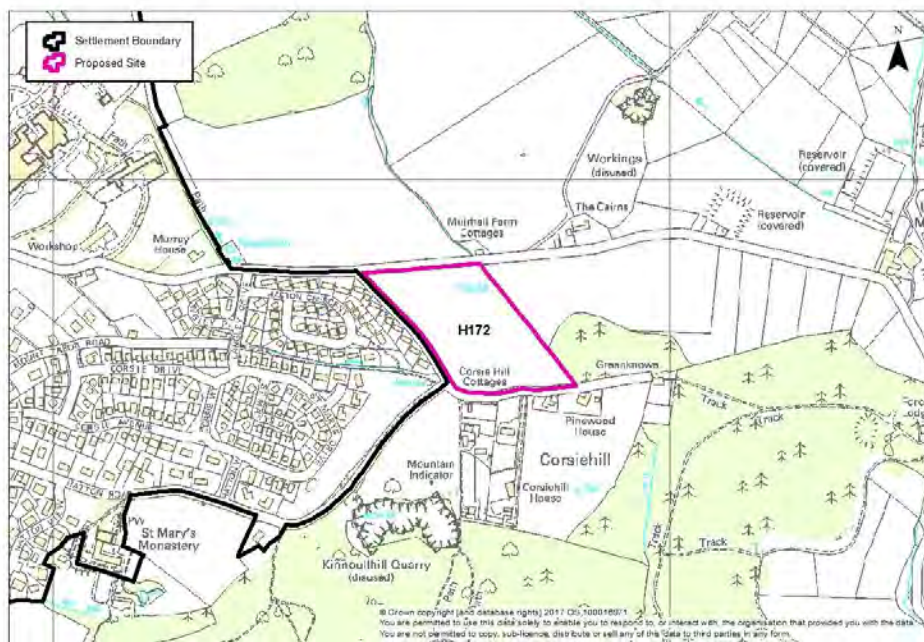
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>been drawn by the views and the road corridors. IH5 also has a number of masts and a quarry and both meet at the Craigend Interchange with motorways passing through them. Nevertheless, they have helped to create the form of the city, they have a distinct rural and upland character clearly related to the Sidlaws. They perform vital functions in creating the landscape setting and identity/distinctiveness of Perth and provide probably the best views of the city. Conversely any development would be extremely and inappropriately conspicuous.”</p> <p>However this proposal relates to an existing quarry and this guidance is not particularly relevant to its situation. With good screening by way of woodland on all sides and being on the quarry floor development should not have a negative visual or landscape impact.</p>	<p>impact using capacity study if one is available</p> <p>Site visit</p>		maximising the potential to enhance biodiversity and protection of habitats.	
	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	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and	Material Assets and	No	GIS layer for waste	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
	could therefore compromise the waste handling operation?	Human Health		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	No	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is a b listed building record for the gunpowder magazine hut.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Retain and protect the setting of the b listed gunpowder magazine hut to the south west 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/Enhancement if appropriate?	Scoring – post mitigation
	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	N/a		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes the proposal is compatible with existing residential areas to the north and could supplement and enhance the range of leisure facilities here linking up with other path routes.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Land at Corsiehill, Perth	Source of site suggestion: All landowners/interested parties identified/aware? Emac planning have submitted a proposal for residential development on behalf of the lead developer A+J Stephen Ltd		Site History/Previous planning applications, existing local plan policies and proposals: Identified in the current Local Development Plan as outwith the settlement envelope. Was considered at Examination stage of the previous LDP. It was resisted because it is “poorly related to the established built form of this edge of the city and, if developed, would have the appearance on an urban encroachment into the landscape setting of the city. Any benefits associated with the provision of high quality landscaping and the provision of car parking and picnic facilities would not outweigh the harm this would cause.”
Settlement: Perth	GIS Site Ref: MIR Site Ref: none Pre-MIR Site Ref: Perth 16 Proposed Plan Ref: H172	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 313678 723758	Site Size (ha): 3.5 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is an open prominent field, with residential development to the west and Kinnoull Hill Public Park to the south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Housing, car park for 22 cars, bus turning area, and woodland planting	Officer Comments This is an open prominent field which can be easily seen from the A94 Perth to Scone Road, development here would significantly extend the urban area into open countryside which is part of the hill and important to the setting of the city. The planting and car park would be compatible with the objectives of the green belt policy if they were to be provided without the housing. It would have a negative impact on the Sidlaw Hills Special Landscape Area which identifies as a	

		<p>special quality “Important backdrop and setting to Strathmore, Perth, the lower Tay and the Carse of Gowrie.” This proposal is a sensitive site due to its poor relationship with the existing settlement edge, and its development would have a detrimental impact on the setting of Perth, so it should continue to be resisted.</p> <p>There are better sites for active travel to facilities and services. It is also prime agricultural land so opportunities on non-prime agricultural land should be considered first before this option.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots	-	Apply Water Environment 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
				Private water supplies (risk assessed) layer			
	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	Policy Foul Drainage	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 are some small pockets of low risk SEPA flood risk surface water areas affecting the western part of the site adjacent to Corsie Hill Road.	Check all the GIS Layers for flood risk	0	Policy Surface Water Drainage Possible requirement for DIA	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to</i>	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		<p><i>protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy: Foul Drainage (as per the suggested 	

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						amendment in Table 7.1) <ul style="list-style-type: none"> ▪ River Tay SAC Advice for Developers Supplementary Guidance Policy Biodiversity.	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are some trees along the western boundary of the site.	GIS aerial map/OS map/site visit	-	Landscape framework including additional woodland planting, and setting development well back from existing and proposed woodland.	+
Air Quality							
	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	yes	GIS Layers	-	Application of air quality management areas policy	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)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is not the capacity in Kinnoull Primary School catchment which 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 open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It would result in loss of some informal greenspace on the edge of Perth. There is an existing core paths/rights of way to the south of the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of Open Space Policy would ensure some provision of informal and formal open space alongside any development proposals. Footpaths through the site are proposed to link up with the existing path network to Kinnoull Hill	0
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0		0
Soils							
	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/ soils issues on the site?	Material Assets and	There is no peat content in the soils here, but most of the site is prime	GIS Layers for carbon	--	Reuse soils locally elsewhere	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(see notes)	Soils	agricultural land.	richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It has a north facing hillside location, and is in a fairly exposed location.	Check CFS form, aerial map and possibly site visit	--	Siting and design of buildings to take account of solar orientation. Potential for planting to provide some more shelter	-
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No comment	Check CFS form, aerial map and site visit	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	It is not well located site for active travel to the primary school and there is a steep incline to contend with although it does lie within easy	GIS layer for bus stops has a 400m buffer so you can see	--	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
			active travel distance of bus stops on Muirhall Road	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 digitised) Check for pylons on OS and site visit	0	n/a	0
	Does the proposal support a designated National Planning Framework national priority or	Material Assets	No	Check NPF3 and TAYplan SDP	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
	is it consistent with the Strategic Development Plan?						
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	<p>It would have a negative impact on the Sidlaw Hills Special Landscape Area which identifies as a special quality “Important backdrop and setting to Strathmore, Perth, the lower Tay and the Carse of Gowrie.”</p> <p>This proposal is a sensitive site due to its poor relationship with the existing settlement edge, and its development would have a detrimental impact on the setting of Perth. Mitigation cannot sufficiently address impacts.</p>	GIS layers for NSA and SLA	--	Advance woodland planting to help mitigate the impact on the setting of Perth and better integrate development into the landscape.	--
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	It is a sensitive site due to impact its development would have on the setting of Perth. Mitigation cannot sufficiently address impacts.	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study</p>	--	Advance woodland planting to help mitigate the impact on the setting of Perth and better integrate development into the landscape.	--

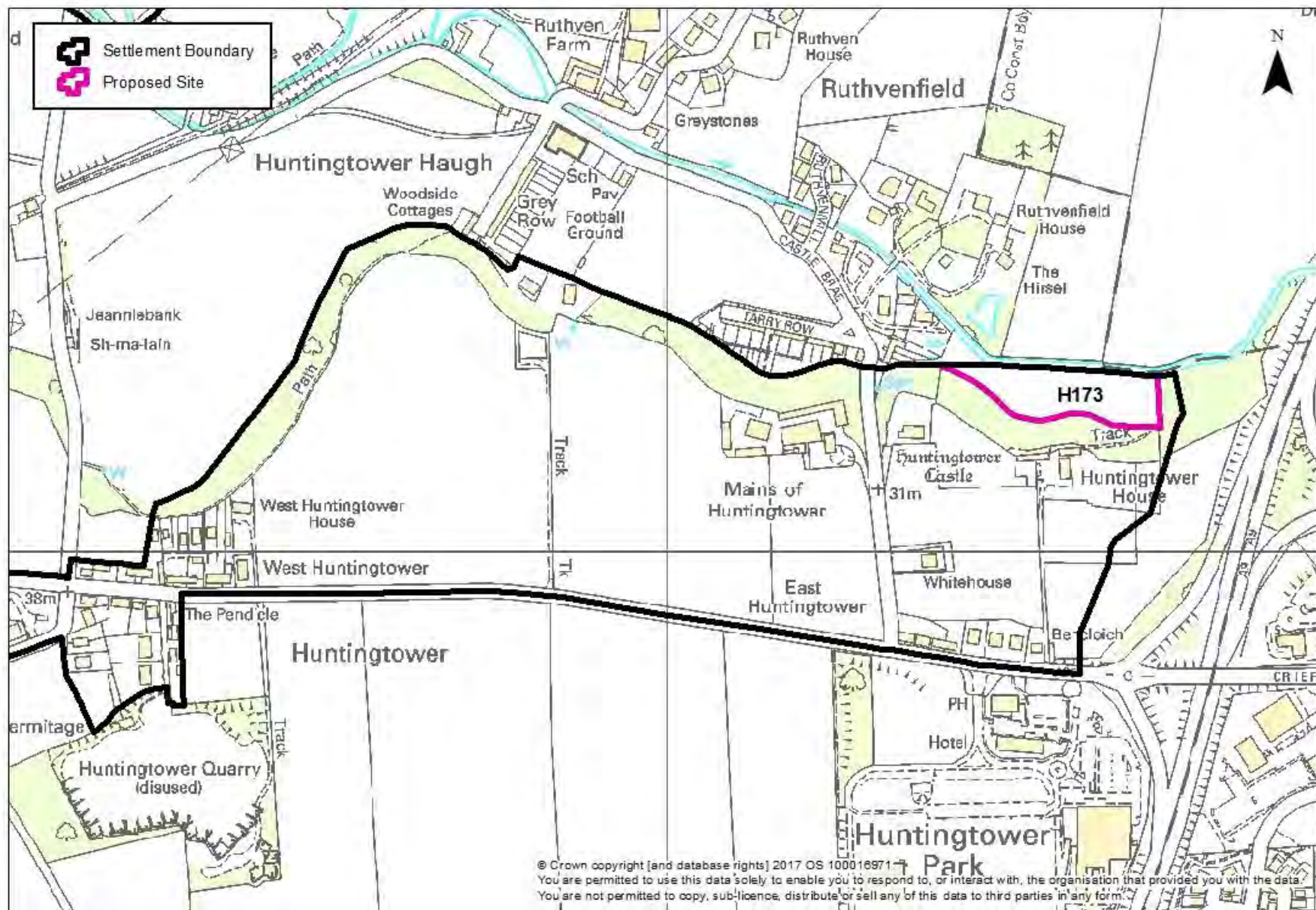
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Yes, the current boundary meets the requirements of SPP.	GIS layer greenbelt	--	Advance woodland planting but this would still not be as strong a boundary as the current one.	--
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with	No	GIS layers Listed building, SAMs, Conservation Areas, Gardens and	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
		landscape)		Designed Landscape Battlefields, Archaeology Site visit			
	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	n/a		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	It is compatible with adjacent residential area.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Site north of Huntingtower House	Source of site suggestion: All landowners/interested parties identified/aware? McCrae & McCrae Ltd on behalf of the landowner Tim Flett		Site History/Previous planning applications, existing local plan policies and proposals: 15/00036/FLL planning permission granted for: Upgrading of roads infrastructure including the formation of new roads, roundabouts, bridges, car parking, landscaping and associated works. To the west of this proposed site the new slip road will be higher and slightly closer than the existing slip to reach bridge level.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 17 Pre-MIR Site Ref: Proposed Plan Ref: H173	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 725173 308436	Site Size (ha): 1.5	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is fairly flat and lies adjacent to the lade. Tress border it to the north, woodland associated to Huntingtower house to the south borders and encroaches on the south side of the site, woodland and then new slip are to the east, and to the west is Ruthvenfield residential area. The inventory woodland trees to the south prevent views to Huntingtower castle.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Rough scrub land adjacent to the lade bordered by mature trees on all sides.	Proposed Use: Residential use	Officer Comments The whole site lies within the Ancient woodlands inventory. Scottish Planning Policy identifies this as an important and irreplaceable national resource that should be protected and enhanced. UK Forestry Standard and the National	

		<p>Inventory of Woodlands and Trees combined identifies the woodland as being 'The part of woods and forests where the ecological condition is, or will be, strongly influenced by the tree canopy. This embraces land under stands of trees with a canopy cover of at least 20%, or having the potential to achieve this, including integral open space, and including felled areas that are awaiting restocking. The minimum area is 0.1 hectares.'</p> <p>Therefore this site is all within the defined woodland (as confirmed by the inventory boundary) and its development would have an ecological impact on the woodland. There is possibly not sufficient land on this site to provide adequate setback from the trees for safety (with a depth of less than 40 metres between the canopies north and south at the widest points). The larger the tree the greater the separation required, particularly when located to the south of a building and there are very large trees to the south of this site. As well as safety issues because there are large trees to the south this would cause restricted sunlight issues due to shading by trees.</p> <p>Also where trees restrict views, there is often pressure to remove, or continually trim back foliage to maintain or enhance a view and this would be a concern for the trees to the north, and removal of trees to the north would have an impact on the quality and value of the wider landscape and</p>	
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		<p>the amenity of the lade/ancient woodland. Any mitigation of the shading issues and restricted outlook of this site would result in unacceptable impacts on inventory woodland, its amenity and biodiversity value and would result in fragmentation of the habitat.</p> <p>In terms of access the two suggestions are a new long access from the north across the mill lade (but this would be undesirable for the impact it would have on the landscape and amenity of this area) whilst access from the west looks difficult to achieve due to the proliferation of existing junctions here and garden ground involved.</p> <p>The amenity for housing here could also be compromised by vicinity and height of the new northern slip.</p> <p>In addition to habitat impacts the amenity of new housing here would be compromised by its vicinity to the new slip, its lack of outlook and shading.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Apply Water Environment policy 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	Policy Foul Drainage	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	The site lies within a SEPA river medium flood risk areas. However it is understood that the Almondbank Flood Protection Scheme will address	Check all the GIS Layers for flood risk	-	Basic FRA required at planning application stage to define area at risk and appropriate detailed design layout and levels.	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
		Health	<p>the flood risk issue for this site.</p> <p>There are pockets of medium risk surface water flooding issues in central and northern areas of this site.</p>			<p>Probably DIA required.</p> <p>Application of policies Flood Risk and Surface Water Drainage</p>	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site lies within the catchment of the River Tay SAC.</p> <p>There are many protected species recorded sightings close to the site including Dunnock, spotted flycatcher, otter, hedgehog, song thrush, yellow hammer and pipistrelle, whilst Natterer's Bat a Scottish Biodiversity List species was recorded at the western edge 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>River Tay Catchment</p>	-	<p>Add the following criteria to the developer requirements section:</p> <p>⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter</i></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
						<p><i>survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Requirement for survey mature woodland areas bounding site; ornithological survey; mammal survey (squirrel, badger and</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
						bat); otters and woodland survey and application of Policy Biodiversity.	
	Are there any local geodiversity sites 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 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 likely fragment habitat connectivity as it is open space surrounded by woodland. The whole site lies within the Ancient woodlands inventory as it is part of the ecology of it and so its development would impact on the habitat.	GIS aerial map/OS map/site visit	--	Retention of trees would help mitigate this however there will be pressure to remove trees to the north for views out and this forms part of a valuable network of trees alongside the lade.	-
Air Quality							
	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	Yes	GIS Layers	-	Application of policy Air Quality Management Areas	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is no spare capacity in Tulloch Primary School.	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 open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It does not affect any existing open space or pathways. The proposal suggests that access can be given over some of the Huntingtower House lands to provide paths and cycle access to the Crieff Road.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy Open Space would ensure some 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
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here but the eastern 2/3 of the site lies within prime agricultural land.	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.	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)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	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 well sheltered from prevailing winds however there is restricted sunlight due to the shading from large trees to the south. There is probably not sufficient land on this site to provide adequate setback from the trees (with a depth of less than 40 metres between the canopies north and south at the widest points). The larger the tree the greater the separation, particularly when located to the south of a building (and there are very large trees to the south of this site).	Check CFS form, aerial map and possibly site visit	--	There would be requirements for an Arboricultural Impact Assessment, Tree Protection Plan & Method Statement Landscape / Tree Planting Plan. However any mitigation of the shading issues and restricted outlook of this site would result in unacceptable impacts on trees/woodland and their amenity and biodiversity value.	--
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No known capacity issues	Check CFS form, aerial map and site visit	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	It is not well located site for active travel to the primary school due to the distance but it is relatively close	GIS layer for bus stops has a 400m buffer	-	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 the commercial centre and shopping facilities on the A85 if access is provided through Huntingtower house land. There is a bus stop which serves Dobbie's Garden centre which is quite close to the site.	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 digitised) Check for pylons on OS map and on site visit	0	n/a	0
	Does the proposal support a	Material	No	Check NPF3	0	n/a	0

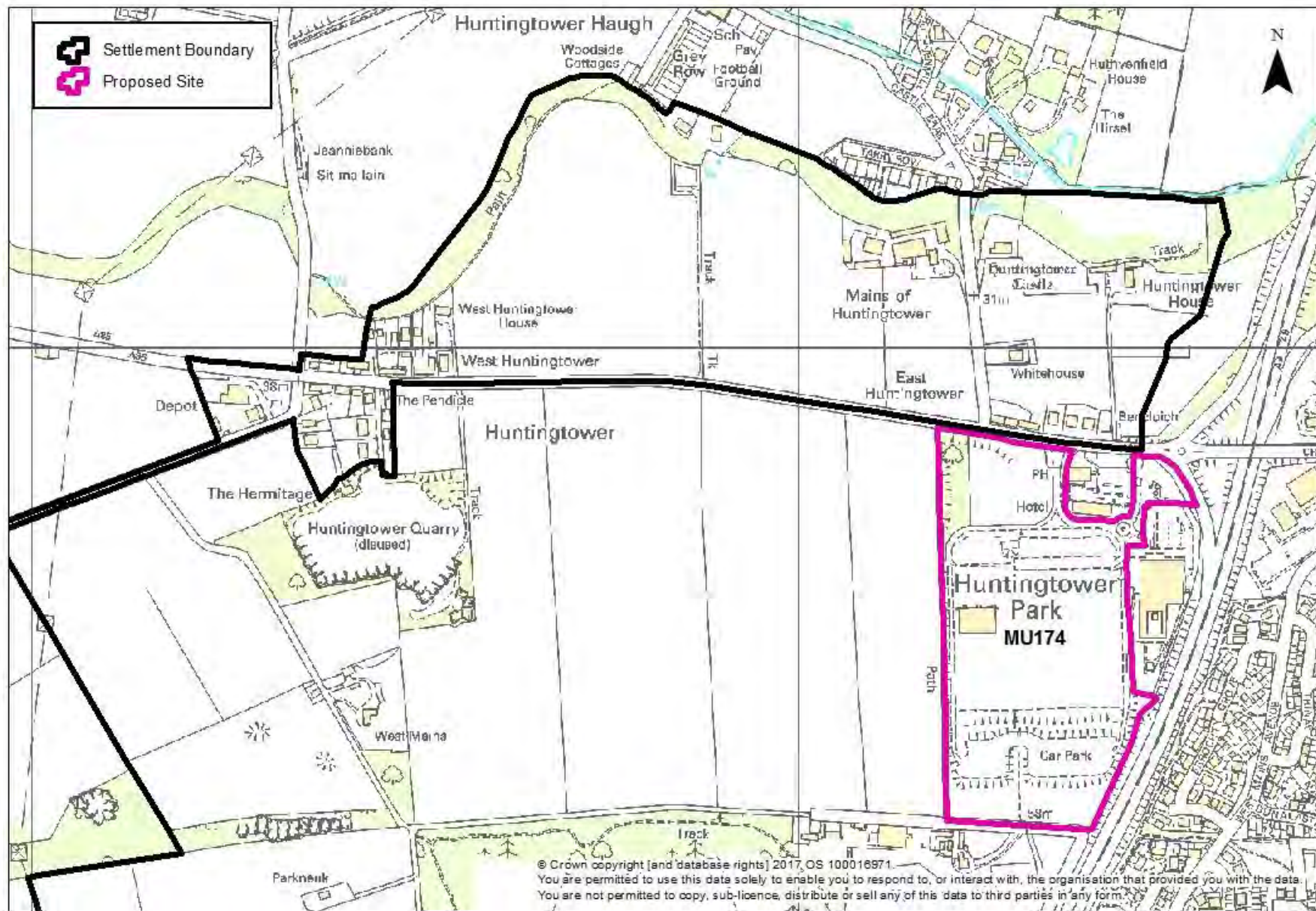
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Assets		and TAYplan SDP			
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	The site currently lies in a very secluded spot owing to the woodland on all sides however the pressure for woodland removal to address issues of shading from the south, and views out to the north could change this.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	n/a	-
	Will the proposal have an adverse impact on the integrity	Popl and human health or material	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
	of the greenbelt?	assets					
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Mains of Huntingtower, henge, enclosures and pits lies to the southwest of the site, and Huntingtower Castle lies to the south both Scheduled monument. However ancient inventory woodland runs to the south of the site and means that any development here would not have a significant impact on their setting.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology 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
	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	It will not result in an any opportunities.		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The proposal is not compatible with the woodland that surrounds the site for reasons stated elsewhere in this assessment regarding impact on safety, shading and views. There is also vicinity and height of the new slip which could impact on the amenity.	OS map and site visit	--	Planting/bunding/noise barriers could lessen the impact of being located next to the slip.	-
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Huntingtower Park (west of Dobbies Garden Centre)	Source of site suggestion: All landowners/interested parties identified/aware? Graham and Sibbald on behalf of the administrators of Perth City West LLP.		Site History/Previous planning applications, existing local plan policies and proposals: The site benefits from an existing planning consent for a Sainsbury's supermarket (application reference: 09/02126/FLM) and a Petrol Filling Station (application reference: 12/00392/FLL).
Settlement: Perth	GIS Site Ref: MIR Site Ref: Perth 18 Pre-MIR Site Ref: Proposed Plan Ref: MU174	Outside or adjacent to a settlement boundary? Inside	The site is identified as white land within the settlement boundary in the adopted Perth and Kinross Local Development Plan
OS Grid Ref: 724629 308308	Site Size (ha): 11.5 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located on the A85 and lies to the immediate west of the A9 where there are existing commercial and leisure uses (Dobbies, The Glover Arms and Travelodge). To the west is land allocated for housing development H70 Perth West. Within the site to the south is some woodland and then beyond this outwith the site is Newhouse Farm and further potential development as part of a wider Perth West. Along the western edge there is some woodland.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): It is a cleared brownfield site formerly occupied by the Perth Agricultural Centre.	Proposed Use: Mixed residential/commercial use for 200 residential units and retail/commercial floorspace of approximately 45,000 sq ft.	Officer Comments The site lies within the settlement boundary and as such is already supported for development subject to Development Plan vision, strategy and general policies particularly policies PM1 Placemaking, PM2 which would require a Design Statement to support the proposal, and RD1 Residential	There is an established footpath linkage to the adjacent Dobbie's Garden Centre, Travelodge and restaurant as well as the A85. There is also an established pedestrian track which runs along the western boundary of the site and provides a link to the south towards Newhouse Farm and the caravan park beyond.

		<p>use. Confirming this as a mixed use allocation with the A85 frontage of the site identified as a retail/commercial opportunity is appropriate with housing to the south. Whilst there is no housing land requirement it could come forward anyway as it is within the settlement boundary.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Apply Water Environment policy 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	Policy Foul Drainage	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 are some small pockets of medium risk SEPA surface water flood risk areas affecting the northern part of the site adjacent to A85 and in the central areas.	Check all the GIS Layers for flood risk	-	Policy Surface Water Drainage Possible requirement for FRA/DIA	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal	Bio flora and	The site lies within the catchment of	GIS layers	-	Add the following criteria to 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
	affect biodiversity, flora and fauna interests?	fauna	<p>the River Tay SAC.</p> <p>There is a protected species record for hedgehog within the site.</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>developer requirements section:</p> <p>⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard</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
						<p>against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy Biodiversity.</p>	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in	Bio flora and fauna	There is some woodland along the southern boundary of the site.	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy.	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
	habitat fragmentation or greater connectivity?					Landscape framework including additional planting, setting development well back from existing and proposed woodland.	
Air Quality							
	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	Yes	GIS Layers	-	Application of policy Air Quality Management Areas	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is capacity in Ruthvenfield Primary School catchment.	GIS Layers for school catchments	0	n/a	0
	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	It does not affect any existing open space. There is an established footpath linkage to the adjacent Dobbie's Garden Centre, Travelodge and restaurant as well as the A85. There is also an established pedestrian track core path which runs along the western boundary of the site and provides a link to the south towards	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy Open Space would ensure some provision of informal and formal open space alongside any development proposals. Core path linkage along the western and southern edges of the site should be retained and appropriate linkages made to them through 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/Enhancement if appropriate?	Scoring – post mitigation
			Newhouse Farm and the caravan park beyond.				
	Will the proposal create/reduce employment land/opportunities?	Population	The proposals contains a retail/commercial element	Check CFS form	+	Need to make the most of the A85 frontage for retail/commercial uses.	+
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here but all but the northern edge of the site lies within prime agricultural land. Detailed ground conditions assessment works have previously been undertaken at the site including trial pits and boreholes. The previous assessment work concluded that there is no significant contamination at this site.	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.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing	Climatic factors	It has south facing slope and there is some shelter from woodland to the	Check CFS form, aerial map and	-	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
	winds?		south and to the west.	possibly site visit		Potential for planting associated to landscaped areas to provide some more shelter.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	<p>Transport Assessment was prepared to support the permission for Sainsbury's indicated that proposed road improvement works would accommodate the projected uplift in traffic resulting from the supermarket proposal. It is anticipated that the proposed mixed use commercial and residential development would have less of a traffic impact than the consented 9533 sq m supermarket and petrol filling station.</p> <p>A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks.</p>	Check CFS form, aerial map and site visit	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	It is reasonably well located site for active travel to the primary school and is close to the commercial centre and shopping facilities on the A85. There is a bus stop which serves Dobbie's Garden centre very close to	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	+	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 site.	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 digitised) Check for pylons on OS and site visit	0	n/a	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	No	Check NPF and TayPlan Strategic Development Plan	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
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA and SLA	0	n/a	0
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	<p>It is a highly visible site lying next to the A85 which requires careful design and layout and high quality landscaping/planting.</p> <p>The Perth Landscape Capacity Study identifies this site within a landscape character unit for the Gask ridge</p> <p>The A9 has formed a strong physical feature restraining development from sprawling along the Gask</p> <p>Ridge which is important because the ridge landscape is not associated with extensive built development. The woodlands are important landscape features and the hills are prominent in many views, especially from the A9 and the motorway on these important approaches to the city.</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>	-	Landscape framework including additional planting, setting development well back from existing and proposed woodland.	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	0	n/a	0
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Mains of Huntingtower, henge, enclosures and pits lies to the northwest of the site, and Huntingtower Castle lies to the north both Scheduled monument.</p> <p>Local archaeology records lie within the site to the north adjacent to the A85 for a road? and a rectilinear enclosure?</p>	GIS layers Listed building, SAMs, Conservation Areas, Gardens and Designed Landscape Battlefields,	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0

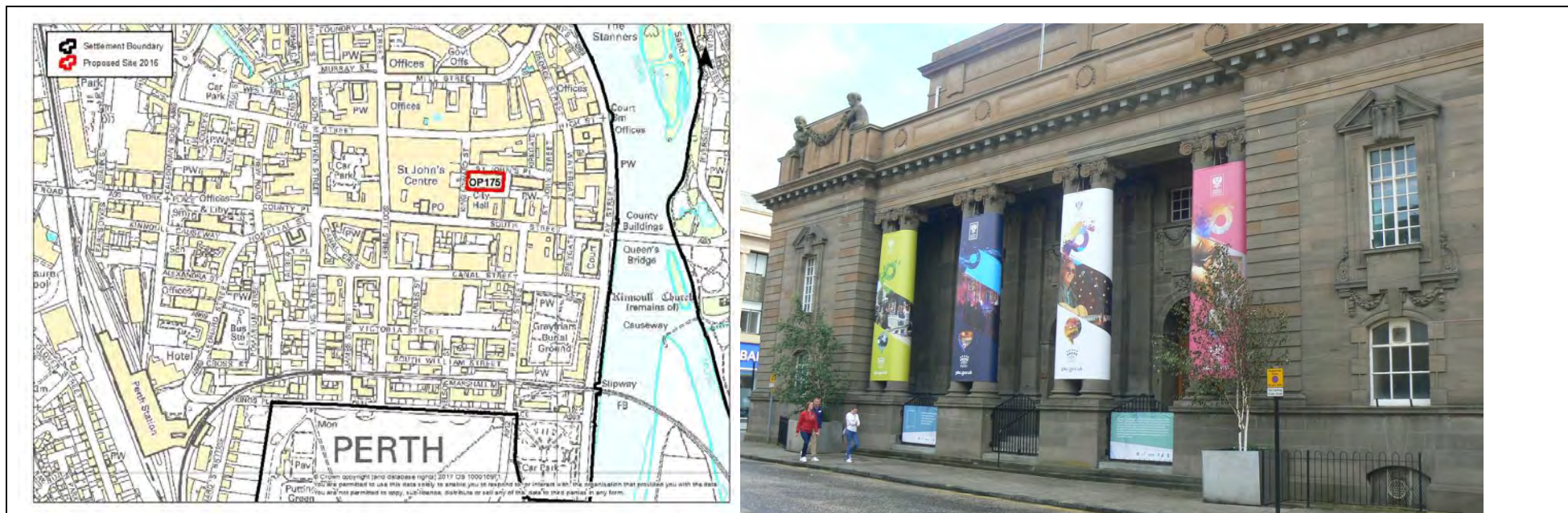
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Archaeology Site visit			
	To what extent will 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	Possibly		0	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes the proposal is compatible with existing commercial facilities and Newhouse farm.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: City Hall	Source of site suggestion: Perth and Kinross Council		Site History/Previous planning applications, existing local plan policies and proposals:
Settlement: Perth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: OP175	Outside or adjacent to a settlement boundary? Within the settlement boundary for Perth	<p>The City Hall became vacant in 2005 and since then various economic assessments and marketing tendering processes have taken place to try and find a suitable reuse.</p> <p>In 2011 when it was considered that there was no suitable reuse and the benefits of a civic square where the most beneficial option for the local economy a planning application 11/01082/FLL was submitted for Demolition of City Hall and construction of a new City Square which was approved by the Council. Due to its listed building status, a consent to demolish the City Hall was required by Historic Scotland, which was turned down.</p> <p>The Council decided to remarket the building, following Historic Scotland's decision that more evidence was required to demonstrate that there was no viable use for it.</p> <p>14/00298/LBC and 14/00297/FLL - Alterations and extension of former public building (Class 10) to form hotel (Class 7) with related facilities and other ancillary accommodation, was approved 15.5.14 but was not fulfilled.</p> <p>After the marketing a preferred bidder Perth Market Place was identified in 2015 but they could not fully meet the set 4 pre-conditions. In early 2016 the Council was informed the bidder could not fully met the pre-conditions and then the Council agreed to support the new Perth City Plan: Smart Growth for Perth City, including proposals to growth the city's visitor economy through a new cultural attraction. Officers were asked to investigate potential sites for this new attraction.</p>

			In June 2016 Perth & Kinross Council approved plans to develop the former Perth City Hall as a new visual arts attraction for the city.
OS Grid Ref: 723539 311867	Site Size (ha): 0.2 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The City Hall is a B listed building within the city centre and is listed as a key building within the Conservation Area Appraisal. Its main entrance fronts King Edwards Street and St John's shopping centre, buildings to the north and south on St John's Place and South St John's Place predominantly consist of restaurant and café uses at ground floor with residential within upper floors. Category A listed, St Johns Kirk arguably the most important building in the city due to its importance in the founding of the medieval burgh is located to the east.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Vacant/unused	Proposed Use: Cultural Attraction	Officer Comments: There has been a long history of differing proposals for the Perth City Hall and its site. Throughout this process, the Council's aim has always been to secure a future for the site which would maximise the economic return for the city and the wider area. Transforming the building into a modern cultural attraction to house our existing visual exhibitions, and potentially host visiting exhibitions of local significance from other galleries	

		<p>and museums, will allow the Council to deliver on one of the themes of the Perth City Plan: Smart Growth for Perth City to grow the visitor economy of Perth.</p> <p>The City Hall is a B listed building and lies within the Conservation Area. Historic environment policies seek sympathetic restoration and will ensure any adoptions do not adversely affect its special interest. Historic Environment Scotland has already confirmed that it would support a re-purposing of the building as a cultural space in line with our previously stated aspirations.</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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly. The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk	-	Apply Water Environment 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
				assessed) layer			
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network	GIS Layer for existing network	0	Policy Foul Drainage	+
	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	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No significant impact	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay	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
				Catchment			
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	It will not result in habitat fragmentation or better connectivity.	GIS aerial map/OS map/site visit	0	n/a	0
Air Quality							
	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	Yes	GIS Layers	-	Application of policy Air Quality Management Areas.	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The Council has committed to redeveloping the building for a cultural/ museum purpose which would increase the culture offer	GIS Layers for school catchments	++	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
	Will the site be delivered within the LDP timeframe?	Material assets	n/a	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The building benefits from being well sheltered by surrounding buildings	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	It has a central location within the city centre with close access to city centre car parks and bus routes.	Check CFS form, aerial map and site visit	+	n/a	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It has a central location within the city centre with close access to city centre car parks and bus routes.	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	+	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	GIS layers for pylons, gas pipelines, scottish gas networks network rail	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
				<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 is it consistent with 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	Yes the City Hall became vacant in 2005 and since then various economic assessments and marketing/tendering processes have taken place to try and find a suitable reuse. The Council's recent commitment to take forward the redevelopment of this important listed building for a cultural venue will be of significant benefit.	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
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designated landscapes will be affected	GIS layers for NSA, and SLA	0	n/a	0
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	Yes it lies within the urban area	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Also sensitive/high quality design	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	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the	Material Assets and Human	No	GIS layer for waste management	0	n/a	0

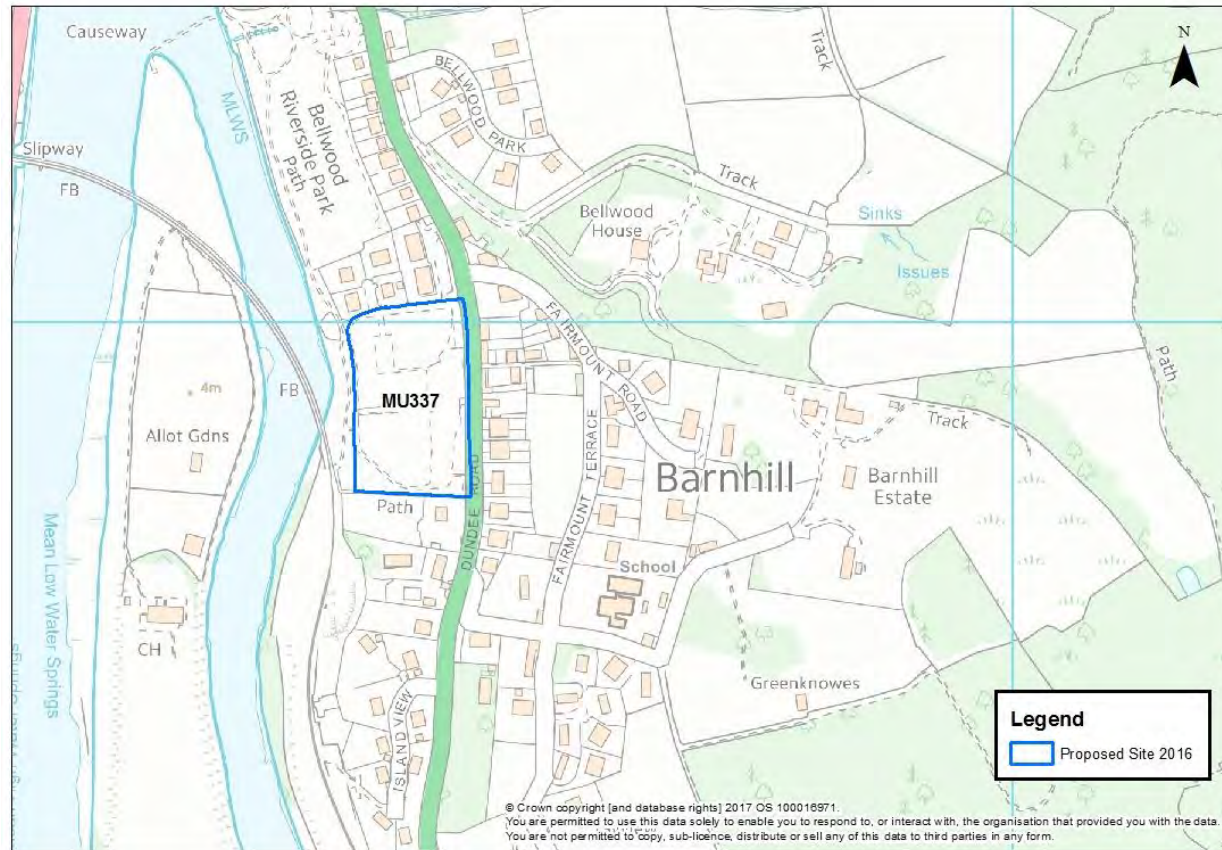
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation//Enhancement if appropriate?	Scoring – post mitigation
	waste handling operation?	Health		sites			
	For 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	N/a	Check Zero Waste Plan	0		0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>The City Hall is a B listed building and lies within the Conservation Area.</p> <p>The ambition is to carry out an open design competition to attract innovative design concepts and to raise the profile of the project in the local community and beyond.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	++	Historic environment policies seek sympathetic restoration and will ensure any adaptations do not adversely affect its special interest.	++

	Site assessment question (click on links embedded in the text 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 opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	The building is currently vacant and unused whereas once refurbished as a major cultural venue it would allow a large number of visitors to appreciate the interior of the building and would also of course secure the maintenance of the exterior features.		++	n/a	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes the use proposed is compatible with the other city centre uses nearby and it should attract more visitors to the city.	OS map and site visit	++	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Cost of refurbishment	Check CFS form	0	Continued Council commitment to the project	0

Site Name: Hillside Hospital	Source of site suggestion: All landowners/interested parties identified/aware? Perth and Kinross Council		Site History/Previous planning applications, existing local plan policies and proposals: 99/00555/OUT - Demolish existing building and erect 11 detached dwellinghouses and 44 flats with associated roads, parking and landscaping (in outline), appeal dismissed
Settlement: Perth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU337	Outside or adjacent to a settlement boundary? Inside	01/01142/OUT - Demolition of existing hospital building, erection of a hotel and nursing home with associated assisted living housing and one private house (in outline), withdrawn 06/01241/FUL - Demolition of existing building and proposed mixed use development, health care and residential, approved The site lies within the settlement boundary of the existing Local Development Plan and is suitable for development subject to consideration of the proposal against the general policies of the LDP.

OS Grid Ref: 722928 312440	Site Size (ha): 1.7 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site was the site of the former Hillside Hospital and its grounds, south of Bellwood Park between Dundee Road and the River Tay, to the north is a residential area comprising flats and housing. The site is enclosed to the east and south by substantial stone walls with housing beyond. There are no buildings remaining on the site. The site slopes downwards from east (Dundee Road) to west (River Tay).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Previously developed brownfield site of the former Hillside Hospital.	Proposed Use: Mixed uses – hotel, residential	Officer Comments It is a highly visible site lying next to the River Tay, which requires a careful conceived and high quality design and layout and high quality landscaping/planting. There are possible capacity issues relating to the road network. Timing/phasing likely to be important as an integrated approach to address traffic problems and the delivery of the package of strategic measures identified in Perth Transport Futures will influence the capacity on the road network over time (particularly with the anticipated Cross Tay Link Road	

completion in late 2022/early 2023).





	Site assessment question (click on links embedded in the text 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	Possibly The groundwater status is poor but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk	-	Apply Water Environment 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
				assessed) layer			
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network	GIS Layer for existing network	0	Policy Foul Drainage	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 are no SEPA flood risk areas affecting this site but it lies adjacent to River Tay and the SEPA flood risk mapping so a FRA should be prepared to assess any risk. There is also some small surface water flood risk areas.	Check all the GIS Layers for flood risk	0	FRA and Policy Surface water drainage	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site lies within the catchment of the River Tay SAC.</p> <p>There is a TPO within the site.</p>	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the watercourse.</i>	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 River Tay Catchment		<p><i>Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i></p> <p>Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water 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
						<ul style="list-style-type: none"> ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance Policy Biodiversity. Protect tree in line with TPO.	
	Are there any local geodiversity sites 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 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 not affect habitat connectivity.	GIS aerial map/OS map/site visit	-	Ensure sufficient setback from the River Tay	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or	Air	Yes	GIS Layers	-	Application of air quality management areas policy	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)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There are capacity issues.	GIS Layers for school catchments	0	Proportional developer contributions will be sought towards primary education provision.	0
	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	It does not affect any existing open space or pathways. There are core paths which run along the River Tay between this site and the River Tay.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Open Space Policy would ensure some provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	If the proposal included a hotel then it would	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site?	Material Assets and	There is no peat content in the soils here and it lies within the urban area in terms of the agricultural	GIS Layers for carbon richness	-	A scheme for contamination will be required to include the nature and extent and types 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
	(see notes)	Soils	classification. There are possible contamination issues on this site.	(which shows whether there is peatland), and prime agricultural land (LCA 50K)		contamination and measures to deal with contamination during construction, and condition of the site on completion of decontamination measures.	
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The site is currently for sale. It is unclear if it can be delivered within the LDP timescales but it is a prime site.	Check CFS form	-	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is some protection from existing housing to the north, east and south whilst it lies open to the West and prevailing south-westerly winds. The site is on a westerly facing slope.	Check CFS form, aerial map and possibly site visit	-	Siting and design of buildings to take account of solar orientation.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There are possible capacity issues.	Check CFS form, aerial map and site visit	-	Timing/phasing likely to be important as an integrated approach to address traffic problems and the delivery of the package of strategic measures identified in Perth Transport Futures will influence the capacity on the road network over time (particularly with the anticipated Cross Tay Link Road completion in late	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
						2022/early 2023). Access to be delivered 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	It is well located site for active travel to the primary school due to the distance and it is close to the commercial centre and shopping facilities of the City centre. There are also bus stops on Dundee 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	++	Good pedestrian and cycleway connections to existing network	++
	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	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
				digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with 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	No	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	It is a highly visible site lying next to the River Tay, which requires careful design and layout and high quality landscaping/planting.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	-	Careful design and layout and high quality landscaping/planting.	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
				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	n/a	0
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 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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and	The site lies adjacent to the Kinnoull Conservation Area.	GIS layers Listed building, Scheduled Monuments,	0	Careful design and layout and high quality landscaping/planting.	0

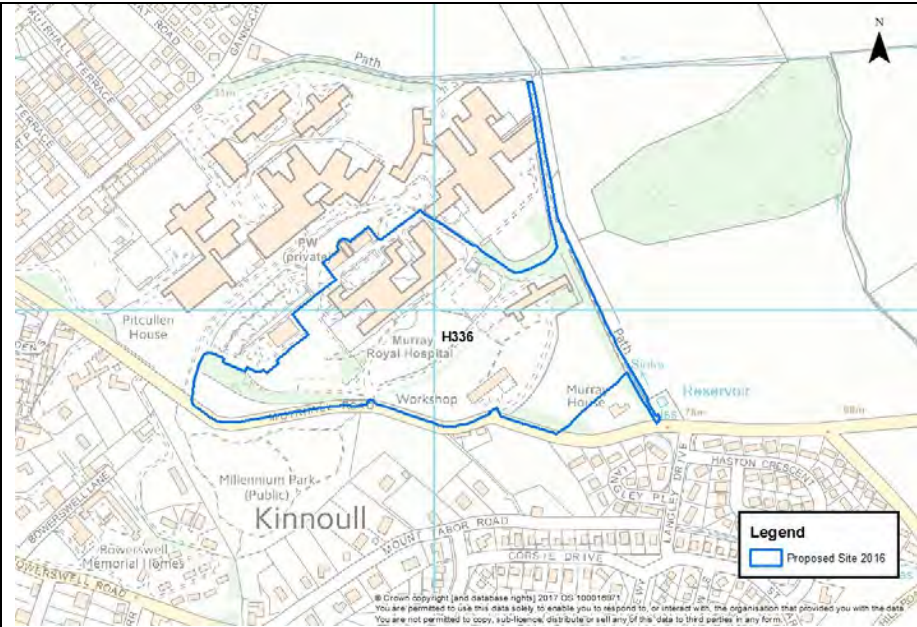
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		links with landscape)		Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	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	Possibly at the southern end of the site there is the Kinnoull Castle/Castle bank archaeological record.		0	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	A residential/hotel development here would be compatible with the surrounding residential area	OS map and site visit	0	.	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Murray Royal Institute	Source of site suggestion: All landowners/interested parties identified/aware? Perth and Kinross Council		Site History/Previous planning applications, existing local plan policies and proposals: 17/00924/SCOP- Change of use and refurbishment of former hospital and erection of up to 70 separate residential dwellings
Settlement: Perth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: Mu336	Outside or adjacent to a settlement boundary? Inside	14/00716/SCRN- Proposed residential and hotel accommodation 11/01358/LBC - Demolition of kitchen and dining extension (to north east of main building), approved 09/01063/LBC - Demolition of former nurses home, approved 09/01695/LBC - Demolition of existing listed villa buildings (Elcho and Birnam Wards), refused 06/02356/OUT- Proposed residential development (in outline) – withdrawn The site lies within the settlement boundary of the existing Local Development Plan and is suitable for development subject to consideration of the proposal against the general policies of the LDP.

OS Grid Ref: 312387 724087	Site Size (ha): 8.8 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). <p>The Murray Royal Hospital site has an extensive parkland setting in an open hillside location. It lies on the edge of Perth, with excellent access to open space and recreational opportunities, whilst also lying relatively close to the city centre. With the northern part of the site fully developed in 2013 to provide the New Murray Royal, the southern part of the site including its historic buildings is a future redevelopment and development opportunity. The site contains the earliest surviving asylum building in Scotland, and one of a handful in Britain so there are important heritage issues associated to this sites redevelopment/development.</p> <p>The main building is A listed whilst the Pavilion and Gilgal are curtilage listed by main building. The Industrial therapy centre is a modern addition and is not curtilage listed by main building. The Elco and Birnam Wards are C listed whilst between them is the B Listed Chapel.</p>
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Vacant Murray Royal Hospital buildings set in extensive parkland.	Proposed Use: Residential use	Officer Comments Timing/phasing likely to be important as an integrated approach to address traffic problems and the delivery of the package of strategic measures identified in Perth Transport Futures will influence the capacity on the road network over time (particularly with the anticipated Cross Tay Link Road completion in late 2022/early 2023).	

		<p>A planning balance may need to be found between impacts and the need to secure the long term future of the heritage assets.</p> <p>This planning balance could potentially include enabling development which is development that has a detrimental impact but is supported as per Policy HE2: Listed Buildings of the Perth and Kinross Council Local Development Plan “where it can be shown to be the only means of retaining a listed building”. However this enabling development needs to be necessary to make the proposal financially viable and the minimum enabling development necessary. Also to ensure that either enabling/or even non detrimental new build development is used to cross fund works the phasing of the new development alongside redevelopment will be important.</p> <p>The density of any proposal will need to be sensitive, whilst there is likely to be loss of some of the open aspect an appropriate landscape plan will be important to ensuring any development sympathetically integrates into its parkland setting. How successfully any proposal addresses its setting and the natural slopes of the site will influence its amenity to the wider public and the users of new hospital and will determine whether the proposal is successful or feels like an overdevelopment of the site. Due to the topography and the significantly</p>	
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		visible nature of the site, consideration should be given to use of natural materials and sympathetically coloured materials for external finishes, avoiding large areas of white render so as to reduce visual prominence and settle the buildings into the natural surroundings.	
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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
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Add the following criteria to the developer requirements section: ⇒ <i>Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC.</i> ⇒ <i>Where the development of the site is within 30m of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC.</i> Existing measures within the Proposed Plan which will	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>provide an additional safeguard against any impact of this policy include:</p> <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy: Surface Water Drainage ▪ Policy: Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance <p>Policy Biodiversity.</p>	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by	Bio flora and fauna	The proposal should not affect habitat connectivity but the	GIS aerial map/OS	-	Retain much of the parkland setting and trees, and secure	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 proposal – will it result in habitat fragmentation or greater connectivity?		developed area would increase.	map/site visit		additional planting. Whilst the site is not within or adjacent to any designated site there is a possible bat impact and assessment will be required to establish whether/what species are present within the site and whether any mitigation measures are required.	
Air Quality							
	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	Yes	GIS Layers	-	Application of air quality management areas policy	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is not sufficient capacity in Kinnoull primary to accommodate the projected additional new pupils from new housing 2015-2035	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 open space and connectivity and accessibility to open space	Popl and human health or material assets	There is an area of allocated open space in the southern part of the site. Furthermore there is a core path that runs along the eastern	GIS layers for core paths and rights of way and maintained	0	Application of Open Space Policy would ensure appropriate protection of existing open space and some provision of informal 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
	or result in a loss of open space?		boundary that should be protected.	open space and existing LDP for open space allocations		formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield in terms of vacant buildings and greenfield parkland setting	GIS aerial map/site visit	0	Retention of much of the parkland setting	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content in the soils here but most of the site lies within prime agricultural land.	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.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The site has recently been purchased by Rivertree Developments and they have submitted their scoping opinion for the site. It is likely that it can be delivered within the LDP timescales.	Check CFS form	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
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is some shelter protection from existing housing and treed boundaries, but it lies on a north facing slope.	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?	There are possible capacity issues.	Check CFS form, aerial map and site visit	-	Timing/phasing likely to be important as an integrated approach to address traffic problems and the delivery of the package of strategic measures identified in Perth Transport Futures will influence the capacity on the road network over time (particularly with the anticipated Cross Tay Link Road completion in late 2022/early 2023). Access to be delivered to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It is reasonably well located site for active travel to the primary school (within 800 m) and also shopping/leisure facilities in the City centre, although there is a significant slope to contend with. There is a bus stop very close by on Muirhall Road.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check	0	Good pedestrian and cycleway connections to existing network	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	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	n/a	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	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
	Will the site make use of existing buildings?	Material Assets	Yes, but there is proposed to be some selective demolition - buildings proposed to be demolished are the Gilgal and Pavilion buildings to the east of the application site and the Industrial Therapy Unit to the south of the application site. Selective demolition of the modern accretions/extensions to the retained buildings are also proposed.	GIS aerial map/site visit	+	Timescales and phasing for the proposed development are to refurbish the southern side (front) of the Main Building first. Also title restrictions are in place such that no development of the site for new build (PPP application) could take place until the refurbishment of the Main Building and Former Elcho and Birnam Wards (detailed planning application) is complete.	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	Proposed development needs to be approached sensitively because of the significantly visible nature of the site due to topography and the important landscape setting of the site.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available	-	Key features of the site that need to be retained as far as possible include the woodland belts and avenues (some of which are covered by Tree Preservation Orders) and the attractive western stone wall. Also additional planting is likely to be required. The density of any proposal will need to be sensitive, whilst	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		there is likely to be loss of some of the open aspect an appropriate landscape plan will be important to ensuring any development sympathetically integrates into its parkland setting. How successfully any proposal addresses its setting and the natural slopes of the site will influence its amenity to the wider public and the users of new hospital and will determine whether the proposal is successful or feels like an overdevelopment of the site. Due to the topography and the significantly visible nature of the site, consideration should be given to use of natural materials and sympathetically coloured materials for external finishes, avoiding large areas of white render so as to reduce visual prominence and settle the buildings into the natural surroundings	
	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	n/a	0
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	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	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>The main building is A listed whilst the Pavilion and Gilgal are curtilage listed by main building. The Industrial therapy centre is a modern addition and is not curtilage listed by main building. The Elco and Birnam Wards are C listed whilst between them is the B Listed Chapel.</p> <p>Yes the need to find a long term sustainable use of the listed buildings means that future uses must be viable and sustainable and generate the funds to provide a source of income which can be reinvested in the physical fabric of these important historic building.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	-	<p>A planning balance may need to be found between impacts and the need to secure the long term future of the heritage assets.</p> <p>This planning balance could potentially include enabling development which is development that has a detrimental impact but is supported as per Policy HE2: Listed Buildings of the Perth and Kinross Council Local Development Plan “where it can be shown to be the only means of retaining a listed building”. However this enabling development needs to</p>	-

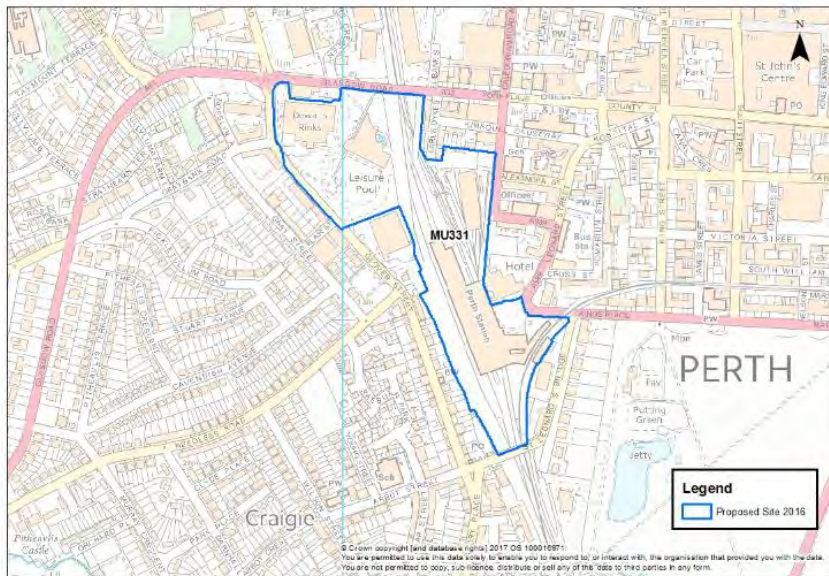
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						be necessary to make the proposal financially viable and the minimum enabling development necessary. Also to ensure that either enabling/or even non detrimental new build development is used to cross fund works the phasing of the new development alongside redevelopment will be important.	
	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	Possibly there are archaeological records		0	In terms of archaeology it is likely that Perth and Kinross Heritage Trust (PKHT) would recommend a programme of works, including building recording and evaluation to assess the potential for archaeological deposits. Advice should be sought at an early stage from PKHT who provide the local authority's archaeology service.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The proposal is compatible with some of existing uses, with residential and hospital uses (new Murray Royal) nearby.	OS map and 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
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The redevelopment of the listed buildings is a marketing plus but its development costs will be high so this might constrain it.	Check CFS form	-	As mentioned previously a planning balance may need to be found	0

Site Name: Land at Perth Railway Station and PH20	Source of site suggestion: Identified in the City Plan.		Site History/Previous planning applications, existing local plan policies and proposals: The railway station is identified in the current Local Development Plan as existing infrastructure which is covered by policy TA1A which encourages the retention and improvement of these facilities as long as they are compatible with adjoining land uses.
Settlement: Perth	GIS Site Ref: MIR Site Ref: Railway Station Pre-MIR Site Ref: Proposed Plan Ref: MU331	Outside or adjacent to a settlement boundary? Inside	
OS Grid Ref: 723271 311138	Site Size (ha): hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Tier1	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Comprises the B listed railway station itself with parking to front along with some underutilised land and warehousing to the north. The site lies adjacent to the B listed (Gothic) Station Hotel, and opposite the C listed Royal British House on Leonard Street. The existing leisure facilities Dewar's Ice Rink and Perth Leisure Pool also form part of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Developed and brownfield	Proposed Use: Potentially create a improve Perth railway station combined with the reuse of surplus land and property at Perth Station. Also redevelopment opportunity of existing leisure provision and commercial facility. Shared access and parking facilities for all to be considered.	Officer Comments Better utilising land and buildings fits well with national planning policy aims and is a very sustainable location for redevelopment whilst creating a new well designed and sympathetic entrance to the B listed Perth railway station could ameliorate the frontage provided by the less sensitive 1960's flat roofed ticket office. To the north of the railway station there may be opportunity to improve the	

urban fabric with redevelopment of this site.

The possibility to redevelop the leisure provision would offer enhanced leisure provision at a suitable location with good public transport links. The opportunity to consider these proposals together and examine opportunities for shared access and parking would be good planning and ensure effective use of land.



	Site assessment question (click on links embedded in the text 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	Possibly It lies within a poor groundwater quality area but the pressure is from arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	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
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network	GIS Layer for existing network	0	Policy Water environment and 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 mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	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 large areas of surface water flood risk within the site.	Check all the GIS Layers for flood risk	0	Policy Flood risk, and Water environment and drainage Requirement for DIA to define any areas at risk and appropriate detailed layout and levels and SUDS.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site lies within the catchment of the River Tay SAC but there are no watercourses within the site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Existing measures within the Proposed Plan which will provide an additional safeguard against any impact of this policy include: <ul style="list-style-type: none"> ▪ Policy: International Nature Conservation Sites ▪ Policy: Water Quality ▪ Policy Surface Water Drainage ▪ Policy Foul Drainage (as per the suggested amendment in Table 7.1) ▪ River Tay SAC Advice for Developers Supplementary Guidance Policy 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
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is little in the way of existing natural habitat to be affected by redevelopment	GIS aerial map/OS map/site visit	0	Policy Biodiversity	+
Air Quality							
	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	Yes	GIS Layers	-	Application of policy on air quality	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There would potentially be a positive impact for residents and the public with the provision of an improved railway entrance and integrated bus and rail station, and enhanced leisure provision.	GIS Layers for school catchments	+	Proportional developer contributions will be sought towards primary education provision if residential development is proposed.	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			If residential development is proposed as part of the proposal there is no capacity in the local primary school Inch View				
	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	There is no open space within the site, just some landscaping around the leisure facilities.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy regarding Open Space Retention and Provision could ensure some provision of informal open space/landscaping alongside any development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Unclear as uses proposed are not clear yet. If a hotel formed part of the proposal then yes.	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	GIS aerial map/site visit	++	n/a	++
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peat content to the soil and it is not prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural	+	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
				land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Uncertain as relies on funding for delivery of both projects.	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It lies within an existing built up urban area so there is some protection from prevailing winds.	Check CFS form, aerial map and possibly site visit	0	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?		Check CFS form, aerial map and site visit	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	It is a well located site for any redevelopment proposal as it lies close to Perth bus and rail stations and the services and amenities of the city centre.	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	++	n/a	++

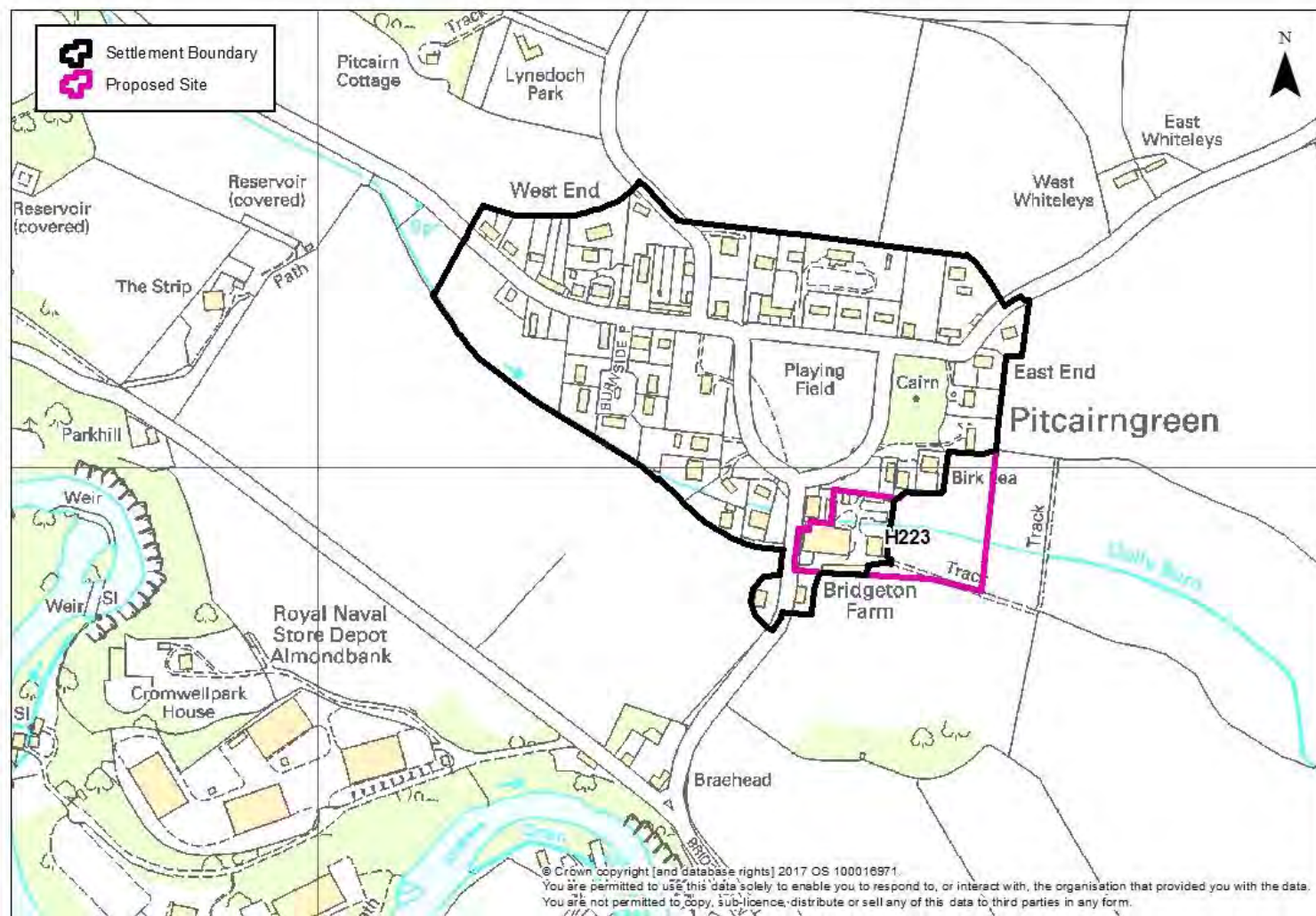
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation 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	n/a	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with 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	Yes	GIS aerial map/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
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA, and SLA	0	n/a	0
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	<p>The, railway station, Dewars and the Leisure Centre are important to public realm of the city so improvements would be of great benefit.</p> <p>Redevelopment of warehouses to the north of railway station would also be of benefit and could improve the urban realm in this part of the city.</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>	+	High quality design and layout.	++
	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	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the	Material Assets and Human	No	GIS layer for waste management	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
	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	No	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Yes the site includes the B listed Station, and lies adjacent to the B listed (Gothic) Station Hotel, and opposite the C listed Royal British House on Leonard Street, and the B listed Caledonian Road Primary School.</p> <p>Dewar's has an archaeological record for Glover Street Works/distillery.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	-	<p>Impacts on the historic environment (including setting of) will be avoided wherever possible through sensitive layout and design.</p> <p>Creating a new well designed and sympathetic entrance to the B listed Perth railway station could ameliorate the frontage provided by the less sensitive 1960's flat roofed ticket office.</p> <p>Archaeological survey will be undertaken and impacts on the historic environment will be avoided wherever possible through sensitive layout and design.</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
	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	Possibly by increasing the use/function of the railway station.		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	It is compatible with surrounding commercial and residential areas.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0

Site Name: Pitcairngreen1	Source of site suggestion: pre-MIR call for sites consultation		Site History/Previous planning applications, existing local plan policies and proposals: Previous LDP submission which was supported by the Council. The Reporter removed the allocation of the site as part of the LDP Examination process.
Settlement: Pitcairngreen	GIS Site Ref: Pitcairngreen1 MIR Site Ref: Pre-MIR Site Ref: Pitcairngreen1 Proposed Plan Ref: H223	Outside or adjacent to a settlement boundary? Adjacent to, and partially within, settlement boundary	
OS Grid Ref: 306575 726940	Site Size (ha): 1.1ha	Within a TAYplan preferred Settlement, if so which settlement tier? Non-tiered	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site comprises existing farmhouse and agricultural buildings at Bridgeton Farm, including land currently in agricultural use to east of farm buildings. Residential properties adjoin the north, north-west and west sides of the site. The site is accessed via an existing vehicle access to the west of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land with farm buildings	Proposed Use: residential	Officer Comments Flat, agricultural site adjacent to and partially within the settlement boundary. Eastern section of site contained within greenbelt designation. 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	Very small section of site identified as medium risk of surface flooding which will required to be assessed. Gelly Burn runs through the site and any impacts would have to be assessed.	GIS	-	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		GIS		Application of policies on the Water Environment & 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
						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	Very small section of site identified as medium risk of surface flooding which will required to be assessed.	GIS	-	Policies on New Development and Flooding and Water Environment and Drainage would apply to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>No natural heritage designations within the site.</p> <p>Approximately 295m to the north of River Tay SAC. Site also lies within the catchment of the River Tay SAC.</p> <p>Loss of agricultural land.</p> <p>Various protected species identified in the vicinity:</p> <ul style="list-style-type: none"> - European Protected Species: Hedgehog, Red Squirrel, Common Toad, Large Heath (Butterfly) - UKBAP species: Brown Hare. 	<p>GIS</p> <p>River Tay Catchment</p>	--	<p>Biodiversity Policy.</p> <p>Any impacts on the River Tay SAC and associated catchment will require further assessment, including potential mitigation measures.</p> <p>Sensitive site layout and design to mitigate any impact on protected species and to maintain any biodiversity value associated with Gelly Burn.</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
			- LBAP species: Swift.				
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Potentially bio-diversity value associated with Gelly Burn.	GIS	-	Retain Gelly Burn and its immediate environs and set back development to ensure that any biodiversity value is preserved.	0
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Pitcairn Primary School currently running at 74% capacity so there is further capacity available.	GIS	0	Developer contributions may be required.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space	Popl and human health or material	Extensive open space available within the settlement at the village green. Core path running through the southern section of the site in	GIS	0	Opportunity to build on existing open space and core paths network to enhance facilities in	+

	Site assessment question (click on links embedded in the text 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	the form of a farm track.			the area. If a requirement is identified, 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 form	0		0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is currently a mixture of farm buildings and greenfield land. Brown forest soils.	GIS	0	Re-use soils in local area, if applicable.	0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Site not within land identified as prime agricultural land.	GIS	0	Re-use soils in local area, if applicable.	0
Deliverability/sustainability constraints							
	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 be through the existing settlement and farm accesses. There are not any major access concerns. The development is likely to add some additional traffic to the road.	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	Bus stop immediately adjacent to site with services in to Perth and other nearby settlements. Village itself not self-sufficient but relatively close to large centres where all services/facilities are available.		-		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	No constraints identified.	GIS	0		0

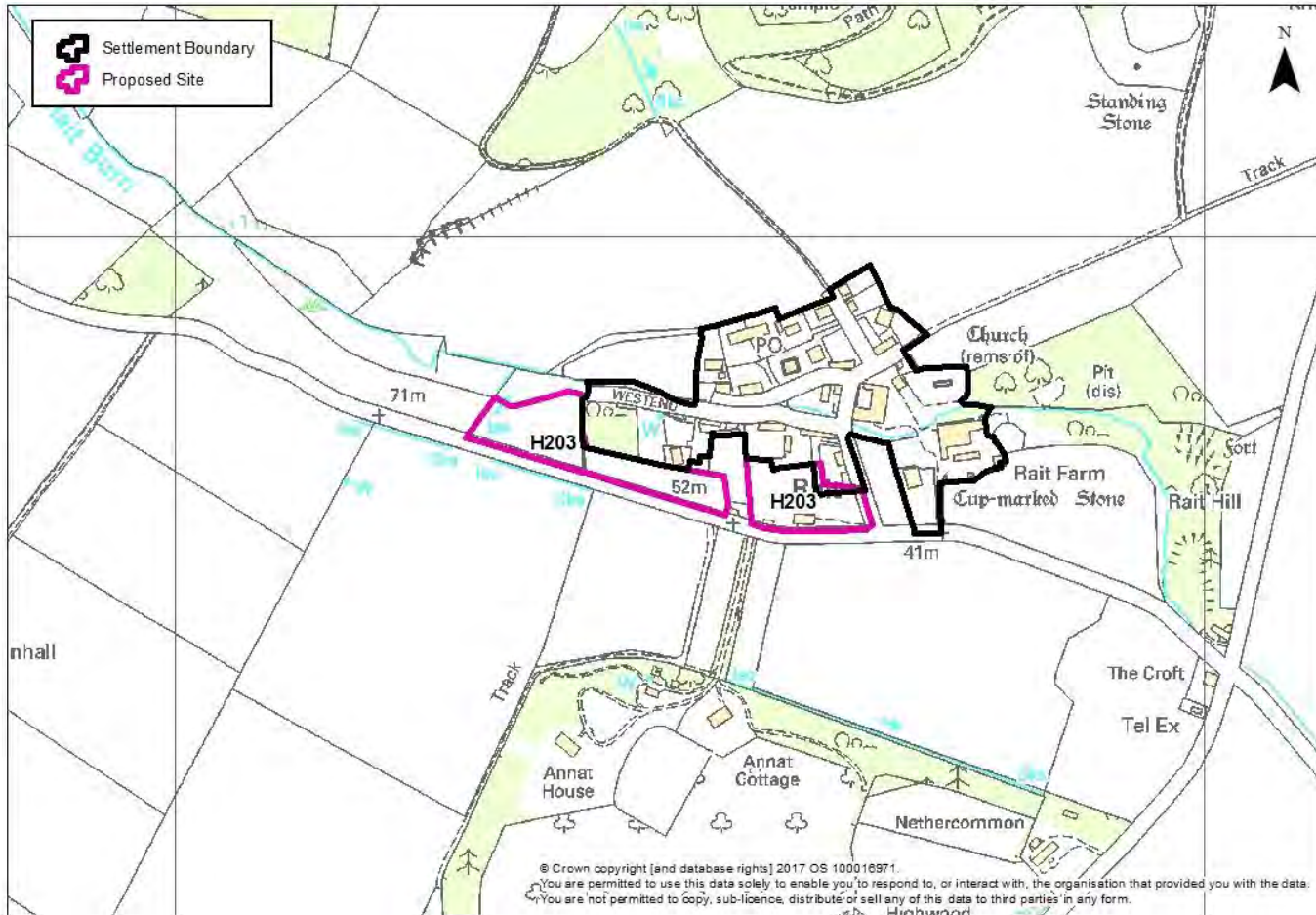
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	underground gas pipelines etc.	Health					
	Does 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	Various farm buildings on site, which will require further consideration for conversion or re-development.	GIS aerial map/site visit	-	Re-use any buildings of merit where this is viable.	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Site within land designated as SNWI, and small section of site also contained within Native Woodland Survey of Scotland categorisation.	GIS	-	Incorporate landscaping within the development, including the retention of any mature trees which add to the visual amenity of the area.	0
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 would be a flat extension to the south east corner of the settlement. There are existing farm buildings which define the western edge of the site from the main road, therefore any landscape impact will be limited. Open aspect to the	GIS/OS Map	-	Use existing screening and topography to minimise landscape impact. Sensitive layout and design of development.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material	Partially within greenbelt designation.	GIS layer greenbelt	--	Use existing screening and other features to minimise landscape impact. Sensitive	-

	Site assessment question (click on links embedded in the text 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				layout and design of development would help to minimise any impact on greenbelt designation.	
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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is partially contained within the Pitcairngreen Conservation Area. The site is also adjacent to the B-listed Pitcairngreen Inn. There are also various archaeological sites in close proximity to the site as well as the Bridgeton Farm Horse Engine House within the site.	GIS	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. A design statement will be required to identify any potential impacts on cultural heritage and how the development would fit in with the cultural heritage 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 opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	No opportunities identified.		0		0
Constraints							
	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

Site Name: Land on southern boundary	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Site with a slightly different boundary proposed through previous call for sites. No planning applications.
Settlement: Rait	GIS Site Ref: MIR Site Ref: Rait 1 Pre-MIR Site Ref: Proposed Plan Ref: H203	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 322483 726773	Site Size (ha): 1.6	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Agricultural land between road and settlement edge. Residential properties to the north, agricultural land to the west and across the road to the south. Undeveloped – agricultural land
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Mainly agricultural	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Development of this site has the potential for significant adverse impact on cultural heritage interests and also the potential for adverse landscape impact. The site is at least 3.5 miles from the nearest local service centre and has limited public transport links so it would create car traffic. It would create too large an extension to the existing settlement.	

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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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> <p>No watercourse on the site but there is a burn running through the village to the north of the site which leads to the Carse of Gowrie and the Firth of Tay.</p> <p>Waterbody classified as having an overall status of poor. Arable pressures have been identified. Within the River Tay Catchment Area</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>	0	<p>Application of Policy: Water Environment and Drainage offers 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>Drainage impact assessment/hydrology study</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
				layer		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	-		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	Medium probability of river flooding from the burn to the north. Identified flood risk area outwith the site but is very close to the northernmost point.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designations affecting the site. Trees and hedges along southern, western and parts of the northern boundaries and also between the fields which comprise the overall site. Also trees and open spaces outwith the site to the north. In River Tay Catchment Area.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Conservation of any mature trees within and adjacent to the site. Need to survey any mature woodland areas around the site; ornithological survey; mammal survey; and woodland survey. Retention of important trees, structural planting, hedgerows etc and require additional structural planting along 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
						<p>site boundaries.</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 local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Trees and hedges along southern, western and parts of the northern boundaries and also between the fields which comprise the overall site. Also trees and open spaces outwith the site to the north.	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	+

	Site assessment question (click on links embedded in the text 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. 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.	
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Catchment for Inchtute Primary and Perth High or Menzieshill High School. Primary school does not have sufficient capacity (at 81%)	GIS Layers for school catchments	--	Developer contribution towards education.	-
	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	There are open spaces within and adjacent to the village boundary but none which are maintained. Core path runs along the easternmost boundary.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space	0	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along 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
				allocations		eastern boundary should be protected.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	n/a	n/a	n/a
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland Approximately half the site (to the east) is 3.1 prime agricultural land. No known contamination issues	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years of adoption (2023-28)	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Open aspect – boundary trees may provide some shelter	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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 the narrow single track road to the south or the slightly wider road on the eastern boundary. Unlikely that this existing road network would be able to support a significant amount of additional development.	Site visit Check CFS form Aerial maps	--	Application of policy 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 no services in the village. Nearest services and facilities are 3.5 miles away in Errol or 4 miles away in Inchtute. Bus services are infrequent. Only the easternmost corner of the site is within 400m 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 policy on Transport and Accessibility which requires 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	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations	n/a	n/a	n/a

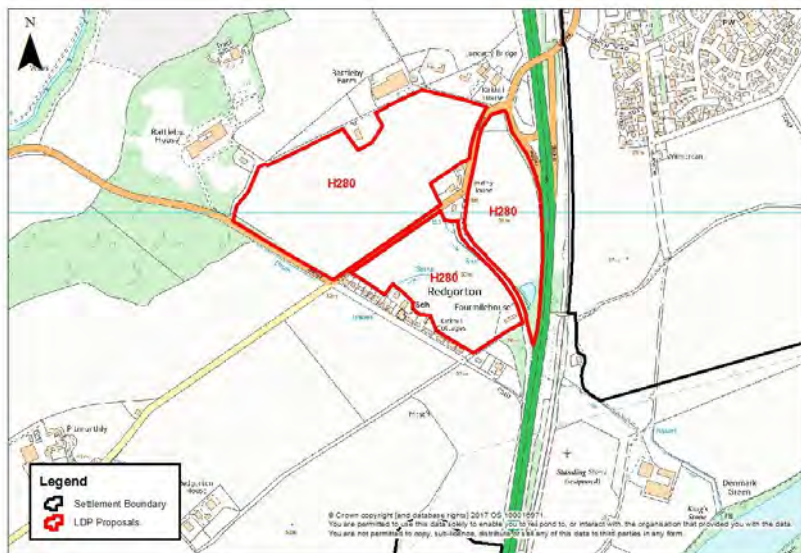
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>Site makes significant contribution to the setting of the village, separating it from the main road.</p> <p>Key views into the site are from the existing village, and from the road to the south.</p> <p>There are mature trees and high hedges which may provide screening for parts of the site but even with mitigation development of the site is still likely to have some adverse impact.</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>	--	Development framework for the site sensitive to the landscape context.	-
	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	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 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	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
	annex B of the Zero Waste Plan?						
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>The whole village including the setting to the south (which includes this site) and east is a conservation area.</p> <p>Numerous listed buildings within the village, the setting of which could be adversely affected by development of this site.</p> <p>Fingask Castle to the north of the village is on the inventory of Gardens and Designed Landscapes</p> <p>Scheduled ancient monument outwith the site to the south.</p> <p>Several sites of archaeological interest in the village. Eastern part of the site is within the Rait Orchard site.</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	--

	Site assessment question (click on links embedded in the text 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 opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	May be some scope for interpretation of the cultural heritage interests in and around the site.		-	n/a	+
Constraints							
	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 surrounding uses	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	Check CFS form	0	n/a	0

Site Name: Redgorton 1	Source of site suggestion:		Site History/Previous planning applications, existing local plan policies and proposals:
Settlement: Luncarty	GIS Site Ref: Redgorton 1 MIR Site Ref: Pre-MIR Site Ref: PPRef: H280	Outside or adjacent to a settlement boundary? Outwith	
OS Grid Ref: 728997 309050	Site Size (ha): 24.7	Within a TAYplan preferred Settlement, if so which settlement tier? Non tiered	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Agricultural fields with buildings
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with some buildings on it	Proposed Use: Housing	Officer Comments: Agricultural land with buildings and road running through it	



	Site assessment 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of poor. Arable pressures have been identified. Within the River Tay Catchment Area.		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
	Can the option connect to the public foul sewer?	Water	Yes		0		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 minor surface water flooding on site		-	Flood risk appraisal required to determine developable area.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Woodland adjacent, protected species within site and adjacent. The site lies within the catchment of the River Tay SAC.		--	Development will be required to make no damage to adjacent woodland which has protected species in it. 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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None		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	Possible damage to habitat if woodland/hedgerows removed.		-	Development will be required to make no damage to adjacent woodland which has protected species in it.	0
Air Quality							
	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	Air	No real impact on air quality as site outwith urban area.	GIS layers	0		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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site. Field crops mineral soil no peat present		-		0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peatland within the soil. The site is partly outwith prime agricultural land classification but there is an area of prime agricultural land (category 3.1) to the centre of the site.		-	Good quality soils should be removed for use in other parts of Perth and Kinross.	-
Deliverability/sustainability constraints							
	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			0	Could enhance solar gain through careful design	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access off the road that goes through 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	Site within the 400m bus stop buffer.		++		++
	Is the site within a Health and Safety Consultation	Material Assets and Population	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
	Zone or any other site servicing constraints, 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	On edge of Luncarty but not adjacent to the settlement boundary therefore detached from the village.		0		0
	Will the site make use of existing buildings?	Material Assets	No		0		0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Sidlaw Hills SLA		-	Require sympathetic design to fit within the landscape	0
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	Broadleaf tree belt adjacent to site.		-	Maintain and enhance tree belt	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
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Yes within green belt		-		-
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	Yes Battleby landfill site adjacent.		--		--
	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	Not being proposed for waste management.		0		0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Archaeology within the site.		--	Archaeological survey and investigative trenches required	-

	Site assessment 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 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	Archaeological survey required and acknowledged through design of site.		+	Site would have to ensure archaeological survey was undertaken and reference was made to previous use through design of the site	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	No – landfill site close by		--		--
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Redgorton 2	Source of site suggestion: Call for sites: I+H Brown		Site History/Previous planning applications, existing local plan policies and proposals: The site lies in the green belt, north of the existing H7 allocation
Settlement: Redgorton	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Redgorton 2 Proposed Plan Ref: H281	Outside or adjacent to a settlement boundary? Outside but adjacent to the settlement boundary for Perth	
OS Grid Ref: 308942 727885	Site Size (ha): 8.2 hectares	Within a TAYplan preferred Settlement, if so which settlement tier? Outside settlement boundary of tier 1 settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site lies on a north facing slope adjacent to the A9. There are some trees along the boundary with the A9 and on the site's north and south/west periphery. There is a wooded area in the centre of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural use.	Proposed Use: Housing	Officer Comments: In green belt. There are potential adverse landscape and visual impacts. The development already proposed in the area will provide a logical extent to development/greenbelt boundary.	

	Site assessment question (click on links embedded in the text 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	There are no wetlands within the site. OS mapping indicates a well in the eastern part of the site Waterbody classified as having an overall status of poor. Arable pressures have been identified. Within the River Tay Catchment Area.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	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	0
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network but capacity may be limited.	GIS Layer for existing network	0	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 recorded flooding on site	Check all the GIS Layers for flood risk	0	FRA would be required and avoidance of areas at a medium risk as per SPP. DIA might be required.	0
Biodiversity, Flora and Fauna							

	Site assessment question (click on links embedded in the text 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	The site lies within the catchment of the River Tay SAC.	GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	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. Policy regarding Biodiversity applies.	0
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	It will not result in habitat fragmentation or better connectivity.	GIS aerial map/OS map/site visit	0		0

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	Yes	GIS layers	-	Application of policy on Air Quality Need to consider/investigate district heating potential here	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at Luncarty Primary School	GIS Layers for school catchments	-	Application of policy on Infrastructure Contributions	0
	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	The site is in agricultural use and there is no existing open space or core paths/rights of way within the site. A core path runs along the north boundary	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. Application of policy to maintain public access to core path	0
	Will the proposal create/reduce employment land/opportunities?	Population	No employment land is proposed	Check CFS form	n/a	n/a	n/a
Soils							
	Is the option on greenfield or	Material	Greenfield	GIS aerial	-		-

	Site assessment question (click on links embedded in the text 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		map/site visit			
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no peatland within the soil. The site is partly outwith prime agricultural land classification but there is an area of prime agricultural land (category 3.1) to the centre of the site.	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	It is indicated that it would be within their Call for Sites form	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 has a relatively open aspect, and is relatively well sheltered by woodland at its perimeter.	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?	Adjacent to trunk road and large strategic allocation of Bertha Park (H7). A Transport Assessment would be undertaken to accompany any planning application to demonstrate that the site will not impact on the road networks.	Site visit Check CFS form Aerial map	0	Access roads would need to be delivered to the satisfaction of the Council as Roads Authority.	0

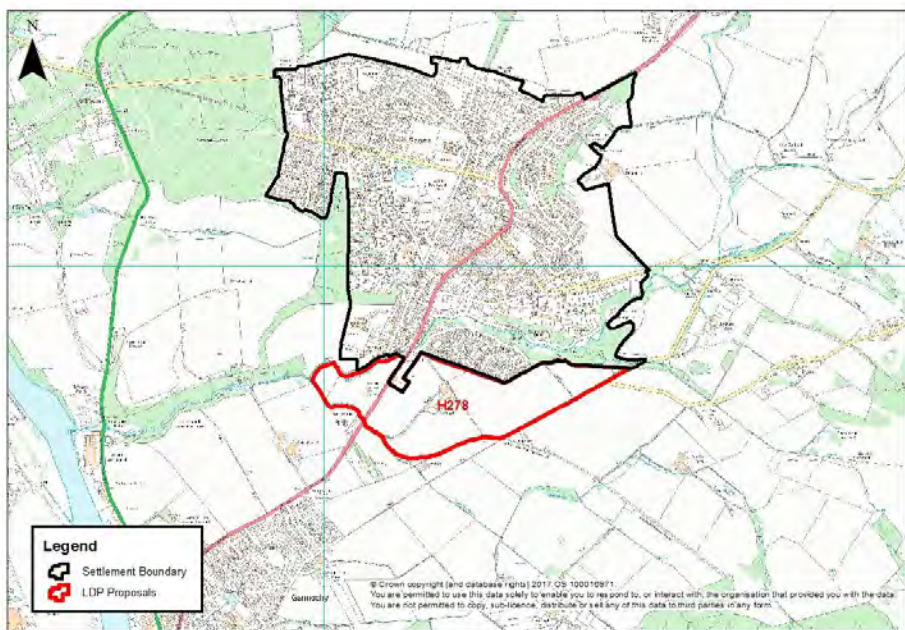
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation//Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	In a relatively isolated location at present however it is adjacent to the strategic allocation of Bertha Park.	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	--	Co-ordination between site developers is encouraged and bus operators to ensure facilities are provided in appropriate locations and to avoid duplication.	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	Part of the site is dissected by overhead pylons	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	-	Apply suitable standoffs and use the to the National Grid guidance on designing development near high voltage overhead powerlines called “A Sense of Place”	-

	Site assessment question (click on links embedded in the text 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	The Tayplan identifies West/North West Perth 4,000+ homes and 50ha of employment land.	Check NPF3 and TAYplan SDP	0		0
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designated landscapes will be affected	GIS layers for NSA, and SLA	0		0
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	The site is outside the settlement boundary and forms part of the farmed river valley. It is in the green belt and there are glimpsed views from the A9 trunk road	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available 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
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	The site is in the green belt	GIS layer greenbelt	--		--
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 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	N/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	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 records for a fort within the site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,	-	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
				Archaeology Site visit			
	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			-	Recording of any features found in investigation	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes, housing is proposed to the south	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

Site Name: Pickstonhill1	Source of site suggestion: Call for sites		Site History/Previous planning applications, existing local plan policies and proposals:
Settlement: Scone	GIS Site Ref: Pickstonhill 1 MIR Site Ref: Pre-MIR Site Ref: PPRef: H278	Outside or adjacent to a settlement boundary? Outwith	
OS Grid Ref: 725363 313612	Site Size (ha): 1.6	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 Perth Core Area	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Agricultural land that slopes towards the north on entrance into Scone. Tree-lined on the eastern edge. Farm buildings within the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural with some buildings on it	Proposed Use: Housing	Officer Comments: Agricultural land with buildings and road running through it. Very large site in a prominent entrance into Scone. Scone has large site to north already allocated and this site would not be needed at this time.	



Site assessment 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
Water						
Could the option result in a negative impact on the water environment? (see notes)	Water	Yes Langley Burn running adjacent to site Waterbody classified as having an overall status of poor. Arable pressures have been identified. Within the River Tay Catchment Area.		-	Flood risk assessment required to determine developable areas.	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
	Can the option connect to the public foul sewer?	Water	Yes		0		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	Yes medium flood risk on eastern side of site due to burn		-	Flood risk assessment required to determine developable areas	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Agricultural land with some buildings and woodland on the site. Burn running adjacent to site could have impact on Tay catchment. 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		--	Flood risk assessment required to establish the developable area of the site. Policy regarding Biodiversity. 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	-

Site assessment 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
					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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None		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	Possible damage to habitat if woodland/hedgerows removed.		-	Retention of hedgerows where possible to provide habitat for biodiversity.	0

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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	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 outwith urban area.	GIS layers	0		0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Robert Douglas Memorial primary school is at capacity. Currently running at 117%		--	Would require extension to school to accommodate increased school roll.	-
	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	Access to open space within Scone. Access to core path through site.		+	Application of Policy regarding Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	+

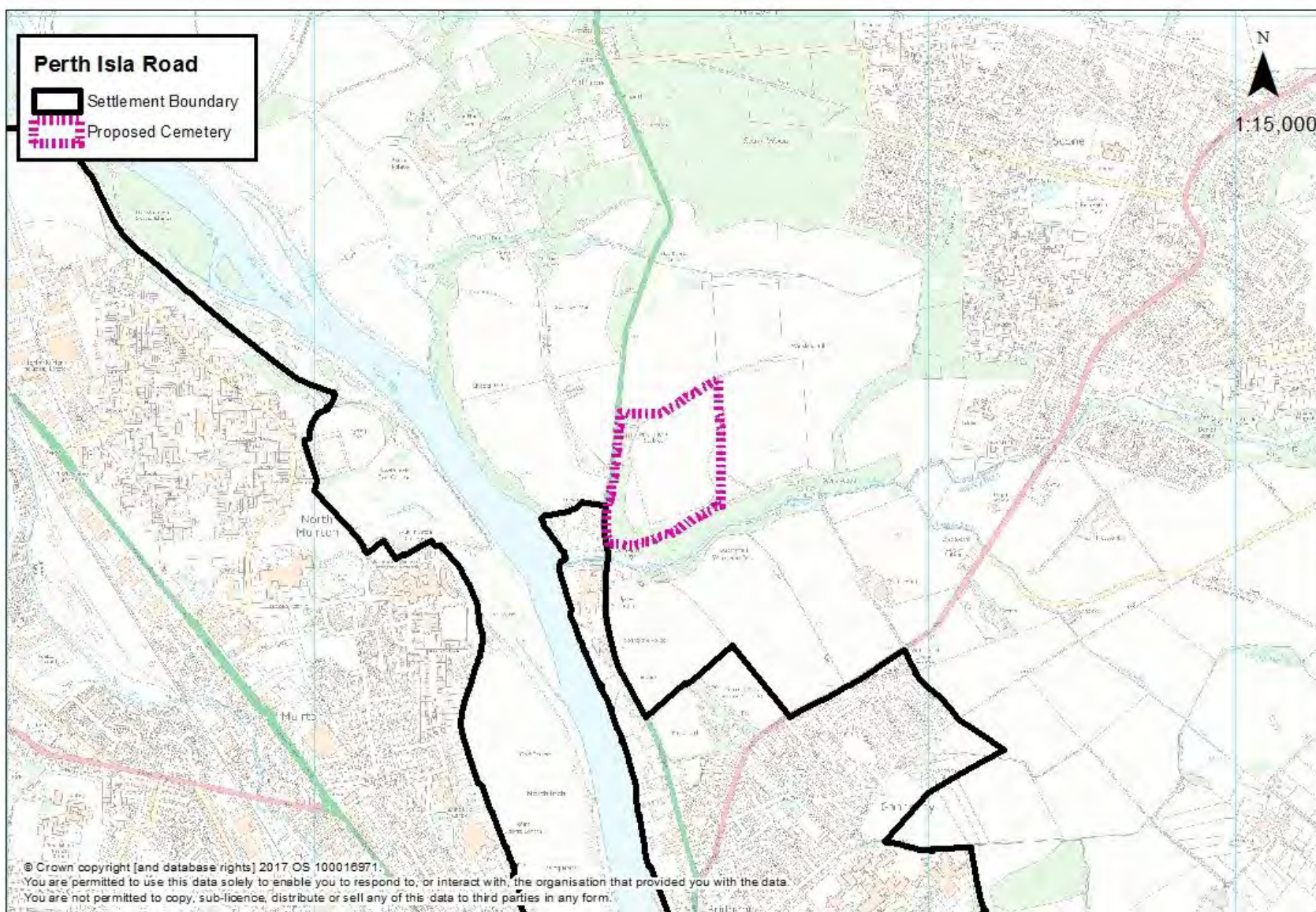
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	Will the proposal create/reduce employment land/opportunities?	Population	No		0		0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site.		-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Field crops mineral soil no peat present		-	Soil to be reused locally.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Possible deliverability though very large site with competing local sites	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 on edge of settlement. Exposed, would require landscaping.		+	Design to ensure solar gain and shelter from prevailing winds.	++
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Access off the road that goes through site. 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	++

	Site assessment 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
	generated?					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 etc.	Material Assets and Population and Human Health	No		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	On edge of tiered settlement therefore in accordance with TAYplan policy.		++		++
	Will the site make use of existing buildings?	Material Assets	Yes buildings present on site for steading.		+	Reuse of materials where possible.	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Sidelaw Hills SLA		-	Design and siting sensitive to landscape.	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
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	Broadleaf tree belt within site. Very prominent setting and entrance into Scone.		-	Ensure maintaining and enhancing of trees within the site. Would require careful design to ensure attractive entrance to Scone.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Yes within green belt		--		--
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		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.		0		0
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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Archaeology within the site. Within Scone Palace Inventory Designed Landscape.		--	Archaeological survey and investigative trenches required.	-
	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	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.	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site on edge of Scone and therefore would be compatible with residential.		0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Isla Road	Source of site suggestion: PKC suggested site.		Site History/Previous planning applications, existing local plan policies and proposals: No previous significant site history
Settlement: Scone	GIS Site Ref: MIR Site Ref: Perth Isla Road Cemetery option Pre-MIR Site Ref:	Outside or adjacent to a settlement boundary? Out-with settlement boundary	
OS Grid Ref: 312321 725674	Site Size (ha): 3.14 ha	Within a TAYplan preferred Settlement, if so which settlement tier?	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Generally flat site with no significant topographical issues. Access currently via an access point on to A93, woodland present within and to south of site. Surrounding area agricultural in nature.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land	Proposed Use: Cemetery	Officer Comments Green belt site located within Garden and Designed Landscape. Open agricultural site located to east of A93. Access via redundant stable block buildings. Secluded, ambient site suitable for cemetery.	



	Site assessment question (click on links embedded in the text 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 watercourses on site. No waste water drainage hotspot. Historic field drains within the site but locations unknown.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Accord with SEPA guidelines for the burial of bodies, particularly in relation to field drains. Application of Water Environment and Drainage policies 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. 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.	0
	Can the option connect to the public foul sewer?	Water	Assume connection could be made if required	GIS Layer for existing network	-	Application of Water Environment and Drainage policies.	0
	Is the site thought to be at risk of flooding or could its	Water, Climatic	Site not at risk from surface or river flooding, as identified on the SEPA	Check all the 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
	development result in additional flood risk elsewhere?	Factors and Human Health	flood risk maps.	flood risk			
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Woodland identified in the Native Woodland Survey of Scotland is located within the western boundary of the site as well as adjoining the southern boundary.</p> <p>Part of the River Tay Special Area of Conservation (SAC) located to the south of the site at the Annaty Burn.</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>Application of Biodiversity and Forestry/Woodland policies and relevant SG.</p> <p>Retention, and protection, of important trees and woodland, green networks and riparian landscape to the south.</p> <p>Assessment and mitigation of any potential impact on the River Tay SAC and water quality due to the proximity of the site to Annaty Burn to the south.</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>	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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		Quarrymill Den Geodiversity site located to the south of the site.	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	Application of Landscape policies.	0
	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	Existing woodland within and adjacent to the site potentially could be impacted.	GIS aerial map/OS map/site visit	-	Application of Biodiversity and Forestry/Woodland policies and relevant SG. Retention, and protection, of important trees and woodland, green networks and riparian landscape to the south.	0
					0	Where appropriate, measures to enhance biodiversity will be implemented including sensitive boundary treatments. 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	+

	Site assessment question (click on links embedded in the text 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>transport corridors, footpaths and cycleways, to encourage the movement of species.</p> <p>Application of Forestry, Woodland and Trees policy to avoid 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>	
Air Quality							
	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 is unlikely to trigger further air pollution in isolation but increased pressure on travel from Perth should be considered.	GIS Layers	-	Sustainable forms of travel must be investigated to ensure any rise in car usage is limited.	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Proposal would enhance community facilities in the form of providing extra cemetery capacity and would increase the amount of functional open space if linked in to core paths network.	GIS Layers for school catchments	+	Opportunities should be explored to connect to core path network 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
	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	Core paths in proximity to site and green infrastructure could be improved to access site by foot. As proposal is for cemetery, the site would remain as open space so no amenity value would be lost.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	+	Connectivity and accessibility would be improved to the site if it was identified for cemetery provision, through the application of Transport and Accessibility policies.	++
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	n/a	N/A	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	Re-use of soil in local area.	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Mineral soil (no peat). Loss of prime agricultural land (2)	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.	-
Deliverability/sustainability constraints							
	Will the site be delivered within	Material	Potentially, although an allocation	Check CFS	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 timeframe?	assets	would provide long term certainty for future cemetery provision in Perth/Scone.	form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing site with limited shelter from woodland to the south and west.	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing access required to be upgraded.	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	Out-with 400m buffer zone for 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	-	Extension of bus services should be considered to serve visitors to the cemetery – the bus service may be better utilised.	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 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	No	Check NPF3 and TAYplan SDP	n/a		n/a
	Will the site make use of existing buildings?	Material Assets	n/a	GIS aerial map/site visit	n/a		n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Woodland designated under the AWI is located to the south and west of the site.	GIS layers for NSA, and SLA	-	Application of Forestry and Woodland Policies, ensuring area of woodland designated under AWI is protected.	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
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 located out-with settlement boundary and slightly set-back from A93 road. Surrounding area is agricultural; a cemetery could be accommodated within landscape with appropriate landscaping.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Minimise any built development within the site and utilise sensitive boundary treatments, including incorporating a landscape plan.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site is located in greenbelt.	GIS layer greenbelt	-	Minimise any built development within the site and utilise sensitive boundary treatments, including incorporating a landscape plan.	0
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 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
Cultural Heritage							
	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 Scone Palace Garden and Designed Landscape and the proposal could potentially have negative effects on the setting of the landscape.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Garden and Designed Landscapes policy will be applied. Any proposal will be expected to consider any effects on the Garden and Designed Landscape, including identifying proposals for visual mitigation such as landscaping and appropriate boundary treatments.	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	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
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Surrounding area is agricultural land and there is no conflict of uses identified.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Ownership outwith PKC control.	Check CFS form	0		0

Site Name: MU4	Source of site suggestion: Adopted site		Site History/Previous planning applications, existing local plan policies and proposals: Allocated in LDP
Settlement: Scone	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: PPRef: MU4	Outside or adjacent to a settlement boundary? Within	
OS Grid Ref:	Site Size (ha):	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 1 Perth Core Area	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Partially developed for park & ride, disused agricultural land
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Park & Ride, disused land	Proposed Use: Retail/Park & Ride site	Officer Comments: Park & Ride – retail element still not resolved	



	Site assessment 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Water quality overall status poor. Arable farming identified as a pressure.		-	Flood risk assessment required to determine developable areas.	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
	Can the option connect to the public foul sewer?	Water	Assume connection		0	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	No immediate risk of flooding		-	Flood risk assessment required to determine developable areas	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No issues with biodiversity on site. Within River Tay Catchment Area.		-	Policy regarding Biodiversity. 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	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
						effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None		0		0
	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	Possible damage to habitat if hedgerows removed.		-	Retention of hedgerows where possible to provide habitat for biodiversity.	0
Air Quality							
	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	Park & Ride supports reduced use of cars therefore proposal should not have any impact on air quality.	GIS layers	0		0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see	Popl and human health or	n/a		n/a	Would require extension to school to accommodate	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
	notes)	material assets				increased school roll.	
	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	Access to open space within Scone. Access to core path through 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	Potential number of jobs through retail proposal		+		+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield site.		-		-
	Are there any contaminated land/ soils issues on the site? (see	Material Assets and Soils	Field crops mineral soil no peat present		-	Soil to be reused 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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
	notes)						
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Unsure – retail site not been delivered and may not have interest at current time.	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 on edge of settlement. Exposed, would require landscaping.		+	Design to ensure solar gain and shelter from prevailing winds.	++
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access off the road that goes through site. 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 etc.	Material Assets and Population and Human Health	No		N/A		N/A

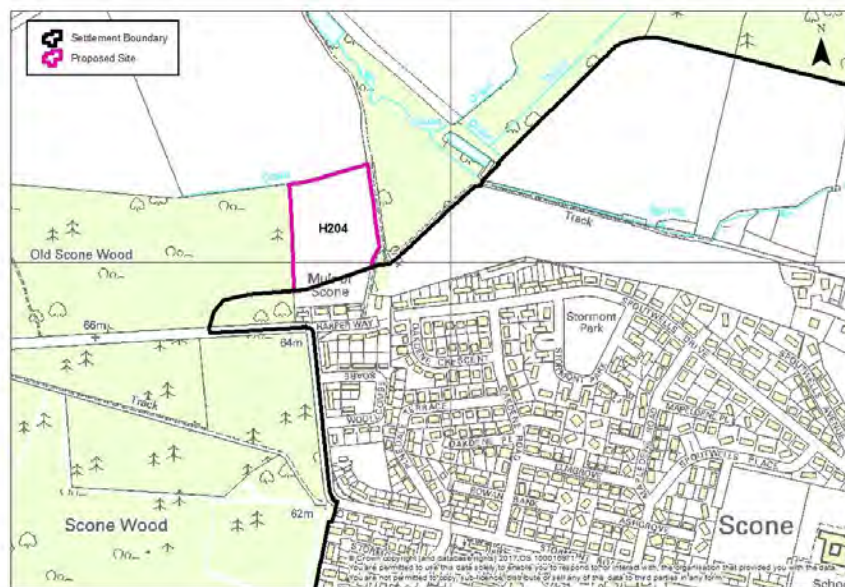
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio 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	Site is not for waste management activities.		N/A		N/A
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No archaeology on site		0		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	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	++

	Site assessment 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.	
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site on edge of Scone and therefore would be compatible with residential.		0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0		0

Site Name: Spoutwells West	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: No applications Adjoins existing allocation H29 and is within the Scone Palace designed landscape and the green belt. Submission seeks the removal of the site from the green belt and instead its inclusion within the settlement boundary.
Settlement: Scone	GIS Site Ref: Scone2 MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H204	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 312817 727054	Site Size (ha): 2.32	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 1 (within Perth Core Area)	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Small site surrounded by agriculture to the north, woodland to the east and west and residential to the south. Includes part of H29 – area allocated to facilitate access to H29.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land and woodland	Proposed Use: Not specifically stated. Will help facilitate access into H29 but assumed that residential would be sought on the remainder of the site.	Officer Comments Site is in a tier 1 Core Area settlement and would therefore meet the TAYplan spatial strategy. Site is within the green belt however removal from the Green Belt and its inclusion as part of site H29 would help facilitate access into and the delivery of H29.	

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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No watercourses, impact on GWDTWs and not in a water drainage hotspot.</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 hotspots</p> <p>Private water</p>	0	Application of Policy: Water Environment and Drainage offers 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	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
				supplies (risk assessed) layer		treatment works. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection	GIS Layer for existing network	-		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	n/a	0
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>More than 2km from the River Tay SAC.</p> <p>Within River Tay Catchment.</p> <p>Red squirrel in the vicinity of the site.</p> <p>Part of the site is a small open agricultural field – most biodiversity value likely to be within the wooded part of the site to the east.</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>Retain and enhance wooded areas in the east 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</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		and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No watercourses on site, no trees or woodland on western part of the site but there is mature woodlands (ancient woodland) on the eastern section and a mature tree belt (also forming part of the ancient woodland) on the western boundary.	GIS aerial map/OS map/site visit	0	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. Opportunity to provide a link through the site between the two areas of ancient woodland to the east and west.	+

	Site assessment question (click on links embedded in the text 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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site is unlikely to trigger further air pollution in isolation but increased pressure on travel into Perth should be considered.	GIS layers	-	Sustainable forms of travel must be investigated to ensure rise in car use is limited.	0
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Within catchment for the Robert Douglas Memorial Primary school – insufficient capacity (117%)	GIS Layers for school catchments	--	Developer contribution towards education.	0
	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	Core path SCON/30 runs through the site. SCON/13 runs along the south eastern boundary. Site is a short distance from the amenity greenspace on Spoutwells Drive.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal open space alongside development proposals. The core path running along the eastern 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

	Site assessment question (click on links embedded in the text 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	--	n/a	--
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland. The western part of the site is 3.1 agricultural land.	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.	-
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) and is in the control of a single owner	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	Surrounding trees will help provide shelter from prevailing winds but may reduce scope for solar gain.	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.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Would help facilitate access into H29. Could potentially improve the access to the A93.	Site visit Check CFS form Aerial map	+	Application of policy on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	++

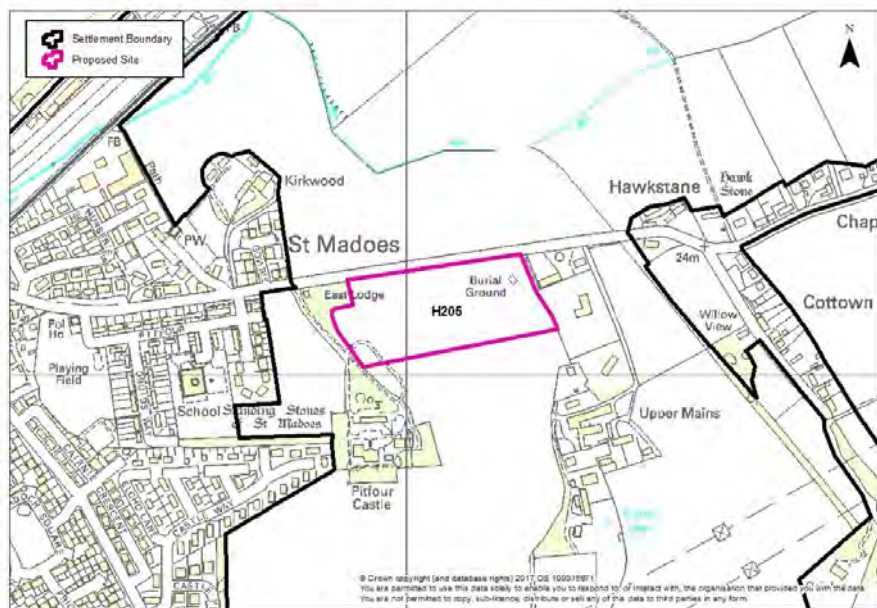
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Within 400m buffer. On the northern edge of Scone but likely to be as close to services and facilities as H29.	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	Application of policy on Transport and Accessibility which requires 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	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	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
				site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Site is on edge to Scone which is in Perth core	Check NPF3 and TAYplan SDP	+	n/a	+
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No impact on any designated site	GIS layers for NSA, and SLA	n/a	n/a	n/a
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is well contained by woodland and an existing residential area. Eastern part of the site falls within the Highland Plantation ancient woodlands	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. 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 to the north. Retain and enhance wooded	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						areas in the east of the site.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Site is within the greenbelt. Current green belt boundary is not particularly well defined in this area as it incorporates the future access into site H29 (currently woodland and an open field). Whilst this site has strong boundaries to the east and west it is still open to the north. As such the present field boundary to the north is no stronger than the existing boundary will be once the road is in.	GIS layer greenbelt	-		-
	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

	Site assessment question (click on links embedded in the text 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?		Within the Scone Palace designed landscape although is likely to have limited impact on views to / from the Palace itself.	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.	-
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)		Archaeology in vicinity of site will require investigation		0	Recording of archaeology	+
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with surrounding land uses.	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	Check CFS form	0	n/a	0

Site Name: St Madoes 1	Source of site suggestion:	CFS	Site History/Previous planning applications, existing local plan policies and proposals:
Settlement: St Madoes	GIS Site Ref: St Madoes 1 MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H205	Outside or adjacent to a settlement boundary? Outwith	
OS Grid Ref: 320050 721097	Site Size (ha): 3.5	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is currently used for farming
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural	Proposed Use: Housing	Officer Comments: Site on agricultural land	



	Site assessment 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Impact on River Tay catchment due to proximity. Tay SAC 700m Water quality overall status poor. Arable farming identified as a pressure.	GIS	-	Policy applies regarding Water Environment and Drainage Setback development from watercourse.	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
	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	No flood risk	GIS	0		0
Biodiversity, Flora and Fauna							
	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 700m	GIS	--	Policy regarding Biodiversity applies. 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 assessment 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
						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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS	0		0
	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	No impact	Aerial/GIS	0		0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality	Air	No real impact on air quality as site outwith urban area. Site is close to dual carriage way however.	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
	Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	St Madoes primary school is at capacity. It is currently running at 104%		--	Would require extension to school to accommodate increased school roll.	-
	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	Access to open space 400m. Access to core path. Core path 260m from site.	GIS	+	Enhancement of local open space and core paths could provide a positive impact. 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	No		-		-

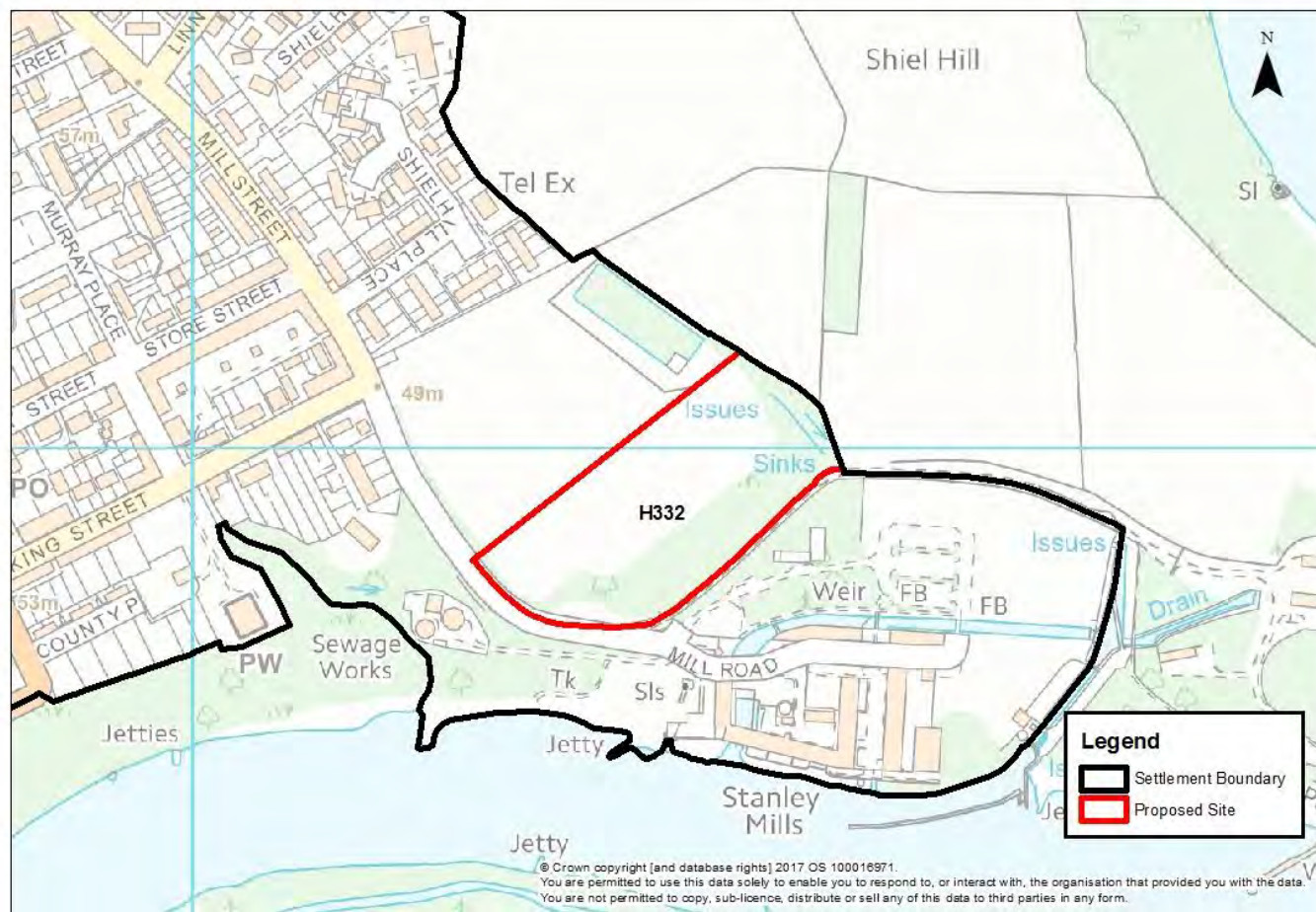
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	Aerial	-	Reuse soils locally	0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	None	Aerial	N/A		N/A
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Potentially	CFS	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	North facing site		-	Orientation of buildings should take any advantage of solar gain/shelter from prevailing winds	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Adjacent to road into St Madoes	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	Climatic factors and human	Site within the 400m bus stop buffer.		++		++

	Site assessment 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
	transport?	health					
	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	None		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	Potential burial ground within site.		-		-
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	None		0		0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	Site adjacent to settlement and could be a logical extension to site.		+	Sensitive design of site to ensure it respects	++

	Site assessment 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
	accommodate it? (see notes)					countryside setting	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	None		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		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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with	Potential impact of the proposal on the setting Category A listed Pitfour Castle and its associated structures.		-	Mitigated through design and layout of site as well as 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 mitigati on	Mitigation/Enhanc ement if appropriate?	Scoring – post mitigatio n
		landscape)					
	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		N/A		N/A
Constraints							
	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		0		0

Site Name: Stanley Mills North	Source of site suggestion: Muir Homes, in control of site.	All landowners/interested parties identified/aware? Yes	Site History/Previous planning applications, existing local plan policies and proposals: Already adopted site H31
Settlement: Stanley	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H332	Outside or adjacent to a settlement boundary? In the boundary	
OS Grid Ref: 732964 311309	Site Size (ha): 2.2	Within a TAYplan preferred Settlement, if so which settlement tier? Perth Core Area	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Greenfield site adjacent to settlement with housing to the north. Tree lined edge to site. Within settlement boundary.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Residential	Officer Comments This site is already adopted in the LDP and is therefore not requiring allocation.	



	Site assessment question (click on links embedded in the text 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	<p>Adjacent to River Tay.</p> <p>Water quality poor. Arable farming is a pressure on the water quality.</p> <p>No issues regarding</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>	-	<p>Application of Policy: Water Environment and Drainage offers 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>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>	0
	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	No flooding issues directly associated with site although adjacent to the River Tay	Check all the GIS Layers for flood risk	-	Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required at planning application stage to assess the risk of flooding on 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
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within River Tay Catchment Area</p> <p>No protected species identified on site. There are woodland habitats surrounding the edge 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>River Tay Catchment</p>	-	<p>Policy regarding Biodiversity applies.</p> <p>Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.</p> <p>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.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other</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
						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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No geodiversity sites identified.	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	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	Possibly habitat fragmentation due to close proximity to adjacent watercourses and trees.	GIS aerial map/OS map/site visit	-	<p>Ensure development is set back from watercourses and woodland. Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>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</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
						(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.	
Air Quality							
	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
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The site is already within the LDP and requires open space, employment, cycle paths, community facilities and core paths are all incorporated into the Masterplan. A planning in principle application has been received and is currently being assessed by DM.	GIS Layers for school catchments	-	Developer contribution towards education. (Previous Muir development sought large education contribution so this would be taken into account).	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space	Popl and human health or material assets	If worked together with the full range of sites in Stanley, this could improve facilities in the settlement.	GIS layers for core paths and rights of way and maintained	0	Application of policy: Open Space within New Developments ensures appropriate provision of informal and formal 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 mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?			open space and existing LDP for open space allocations		alongside development proposals. Retention of core paths along boundaries and consider additional linkages to the core path network in surrounding area. Enhancement of green infrastructure.	
	Will the proposal create/reduce employment land/opportunities?	Population	Not as an individual site but as the full range of sites in Stanley.	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	Good quality soils should be removed for use in other parts of Perth and Kinross.	0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Site consists of agricultural land	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-		-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes within the LDP period	Check CFS form	+		+

	Site assessment question (click on links embedded in the text 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 has southern facing aspect to it.	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.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access is possible into the site.	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	Stanley has some facilities although the majority of people would require to travel into Perth for a range of shops and facilities. Public transport is available but not very frequent.	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 policy which requires development proposals to be easily accessible to all modes of transport. Consider extension of bus services within Inchtute.	+
	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	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
				<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	--
	Will the site make use of existing buildings?	Material Assets	n/a	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	n/a	GIS layers for NSA, and SLA	0	n/a	0

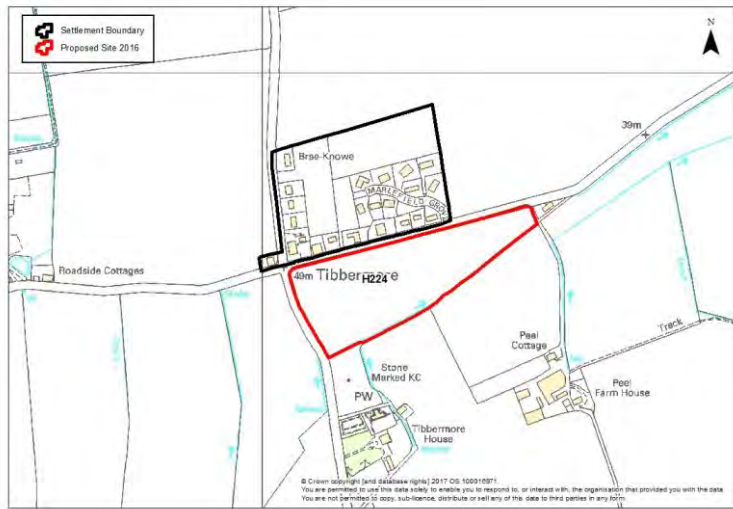
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is already has a tree lined boundary so the visual impact would be lessened.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Landscaping and tree planting to screen the development	+
	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
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 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
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are many listed buildings in close proximity to this site including the Stanley Mills development which is an award winning restoration project by Historic Environment Scotland.	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. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features.	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	Access could be improved through design.		-	Application of policy regarding Scheduled Monuments and Archaeology, and appropriate mitigation and access agreed with Historic Scotland.	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							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site compatible with existing neighbouring uses – recent residential development and agriculture.	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

Site Name: Tibbermore 1	Source of site suggestion: Main Issues Report		Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications for this site.
Settlement: Tibbermore	GIS Site Ref: Tibbermore 1 MIR Site Ref: Tibbermore 1 Pre-MIR Site Ref: N/A Proposed Plan Ref: H224	Outside or adjacent to a settlement boundary? Adjacent to existing settlement boundary for Tibbermore.	
OS Grid Ref:	Site Size (ha): 5.02ha	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). This is a site within a predominately rural location, within the greenbelt. It is located to the south (across the main road) of the existing settlement and in terms of scale the proposed site is large than the existing settlement of Tibbermore.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Housing	Officer Comments: Site is out with TAYplan area	

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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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Site is not within a waste water drainage hotspot.</p> <p>There is an existing watercourse that runs parallel with the southern boundary of the 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>	-	There should be a buffer strip of 6m between development and the existing watercourse to reduce the impact.	0
	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	There is SEPA medium probability surface water flooding recorded within the site.	Check all the GIS Layers for flood risk	-	A drainage impact assessment would be required.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	A protected species (hedgehog) has been recorded immediately adjacent to the northern boundary of the site.	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p>	-	Any new development should promote and enhance biodiversity. This would include	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
				Loch Leven Catchment Lunan Valley catchment River Tay Catchment		creating green corridors throughout the site to promote biodiversity and create new habitats.	
	Are there any local geodiversity sites 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 habitat connectivity or wildlife corridors 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.	0
Air Quality							
	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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Service Infrastructure							
	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 Methven primary school which has existing capacity.	GIS Layers for school catchments	+		
	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	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	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	N/A housing site.	Check CFS form	N/A	N/A	N/A
Soils							
	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/ soils issues on the site? (see notes)	Material Assets and Soils	This site is within an area of prime agricultural land most of the site is class 2 prime with a small area to the east classed as 3.2 non-prime.	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
			The whole of the site is classes as mineral soil (no peat).				
Deliverability/sustainability constraints							
	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	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?	Yes, although it will result in an increase in traffic on rural roads.	Site visit Check CFS form aerial map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	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 Tibbermore however there is a bus stop on the main road to the North of the site and the majority 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	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
				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.	<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	--
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site.	GIS aerial map/site visit	0	N/A	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local	Landscape	The are no landscape designations within this site however it is within the green belt.	GIS layers for NSA, and SLA	--	Polices concerning the green belt would apply in this 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
	landscape designations?						
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	The greenbelt location would mean that development of this site would not be appropriate.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Polices concerning the green belt would apply in this area.	--
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	The site is within the greenbelt and so any development will have an adverse impact on the integrity of the greenbelt.	GIS layer greenbelt	--	Polices concerning the green belt would apply in this area.	
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 layer for waste management sites	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 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	+