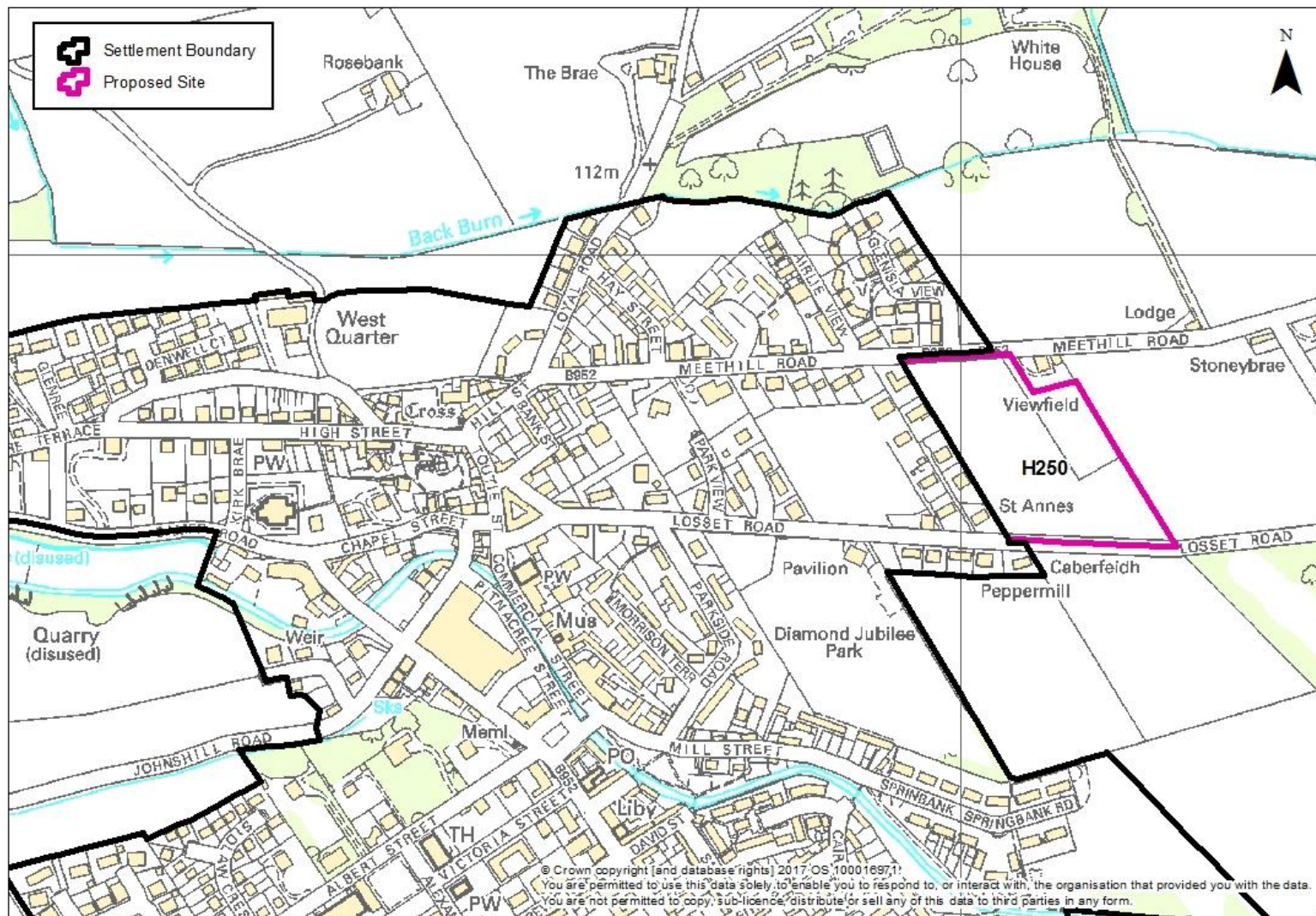


Appendix E – Strathmore Area Site Assessments

Site Name: Meethill Road South	Source of site suggestion: Agent on behalf of landowner		Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications. Site was proposed at previous pre-MIR stage although was not carried forward as an eastern expansion of Alyth was not favoured.
Settlement: Alyth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 1 Proposed Plan Ref: H250	Outside or adjacent to a settlement boundary? Outside directly adjacent to settlement boundary	
OS Grid Ref: 325073 748806	Site Size (ha): 2.7	Within a TAYplan preferred Settlement, if so which settlement tier? Yes -tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Gently sloping site, some boundary screening.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments Site is not the preferred option for the expansion of Alyth	



[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
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	None identified. Small trees as a boundary on north east section of site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	+
	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 woodland or watercourse within site. Mixed deciduous woodland to the south east edge of site.	GIS aerial map/OS map/site visit	0	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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Within catchment for St Stephens RC Primary, Alyth Primary, St Johns RC Academy and Blairgowrie High School. No capacity issues. Close proximity to Diamond Jubilee Park.	GIS Layers for school catchments	0	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	Adopted core path runs along the southern edge of the site. 150 metres to Diamond Jubilee Park.	GIS layers for core paths and rights of way and maintained open space	0	Application of Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and existing LDP for open space allocations		development 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	Site could be considered mixed use as minimal employment land within settlement.	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? (see notes)	Material Assets and Soils	No - Agricultural value of land is 3.2	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 within 5 years of the adopted LDP (up to 2023). Stewart Milne has pre-emptive option on site.	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing, gently sloping from the northern side. Some tree 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 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 has potential to be accessed off the B952 Meethill Road and Losset Road.	Site visit Check CFS for aerial map	-	Application of Transport and Accessibility policies. 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	Nearest bus stop is roughly 450m away (as the crow flies). Walking to the town centre is roughly 600m.	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 Transport and Accessibility policies which require development proposals to be easily accessible to all modes of transport.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks	n/a	n/a	n/a

[illegible]

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is immediately adjacent but outwith the settlement boundary. There is currently housing on the edge to which this site would neighbour. Therefore no effect on the character of the landscape. Agricultural land will provide a boundary to the east of this site.	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 of development	+
	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

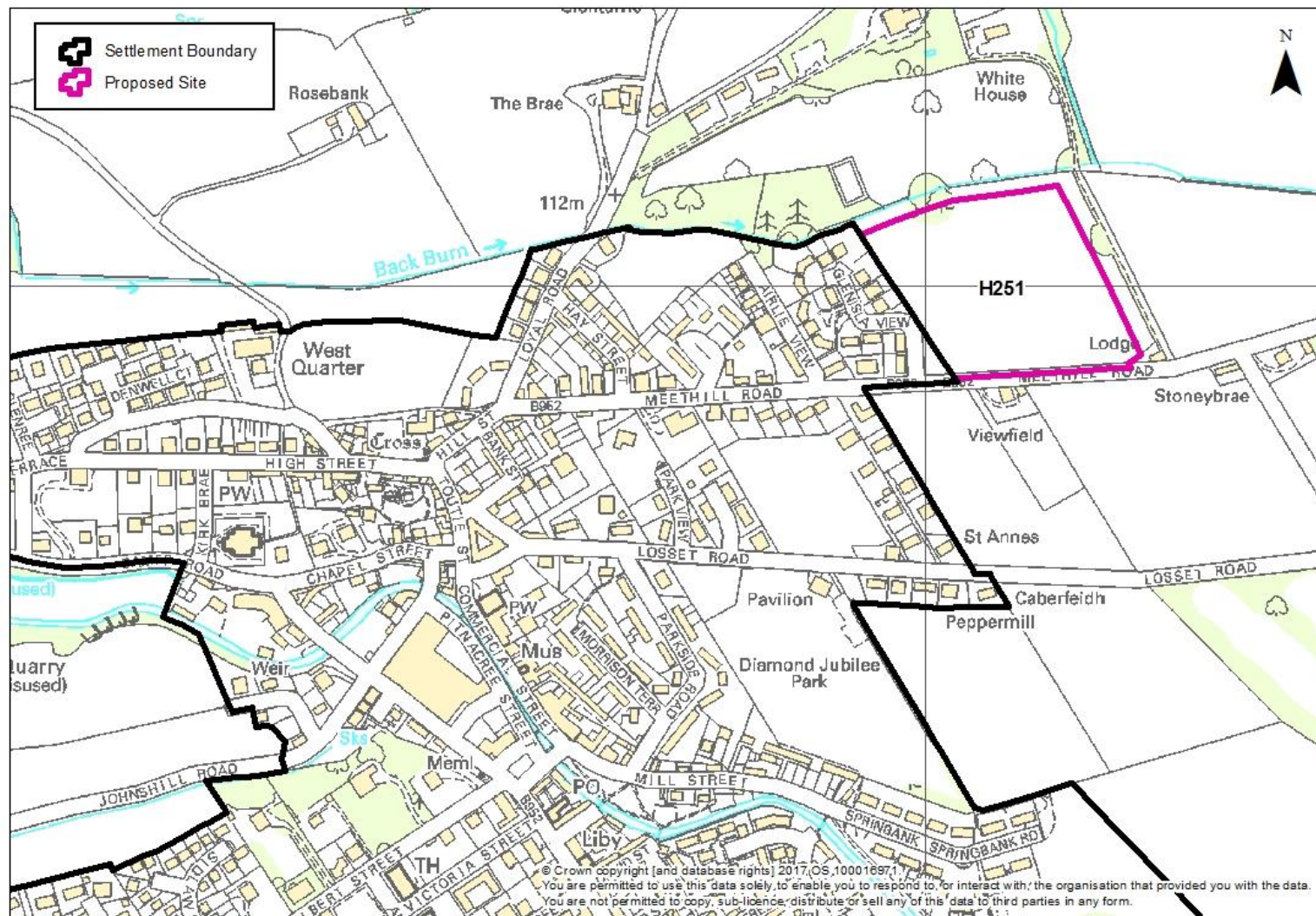
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	annex B of the Zero Waste Plan?						
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	May affect the views from the Pitcrocknie Farm Standing Stone.	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	Opportunities likely to be limited	Site visit	-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring	Compatible	OS map and 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
		uses					
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check Call for Sites form	+	n/a	+

Site Name: Meethill Road North	Source of site suggestion: All landowners/interested parties identified/aware? Landowner/ agent		Site History/Previous planning applications, existing local plan policies and proposals: Brought forward at pre-MIR stage with previous LDP, although not carried forward into MIR as an eastern expansion of Alyth was not favoured for future expansion of Alyth.
Settlement: Alyth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 2 Proposed Plan Ref: H251	Outside or adjacent to a settlement boundary? Outside, directly adjacent to the settlement boundary	
OS Grid Ref: 325077 749000	Site Size (ha): 3.9	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Fairly level field, site oriented towards south. Substantial hedging on southern boundary, trees to the east. Site sits higher up looking down to Alyth.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments Due to recent Alyth floods, Flooding Team are concerned about this site and it would almost certainly require a FRA due to proximity to the Back Burn. Meethill Road may not sufficiently accommodate increased traffic – potential access issues.	

 Settlement Boundary

 Proposed Site





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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	No designations, substantial hedgerows and trees will have biodiversity value	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	+
	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	Possible habitat fragmentation.	GIS aerial map/OS map/site visit	0	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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	n/a	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	Within catchment for St Stephens RC Primary, Alyth Primary, St Johns RC Academy and Blairgowrie High School. No capacity issues. Close proximity to Diamond Jubilee Park.	GIS Layers for school catchments	0	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	Popl and human health or material assets	Loss of agricultural land. No immediate connections with core paths or rights of way although closest core path to the south	GIS layers for core paths and rights of way and	-	Application Open Space within New Developments policy ensures appropriate provision of informal and formal open	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?		eastern boundary of site where connections could be enhanced.	maintained open space and existing LDP for open space allocations		space alongside development 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	Site could be considered mixed use as minimal employment land within settlement.	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? (see notes)	Material Assets and Soils	No – agricultural value of land is 3.2	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 within 5 years of the adopted LDP (up to 2023). Stewart Milne has pre-emptive option on site.	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Unknown	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?	The site has potential to be accessed off the B952 Meethill Road.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	800m to town centre, 5 miles to Blairgowrie and 22 miles to Perth.	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 Transport and Accessibility policies 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	n/a	n/a	n/a

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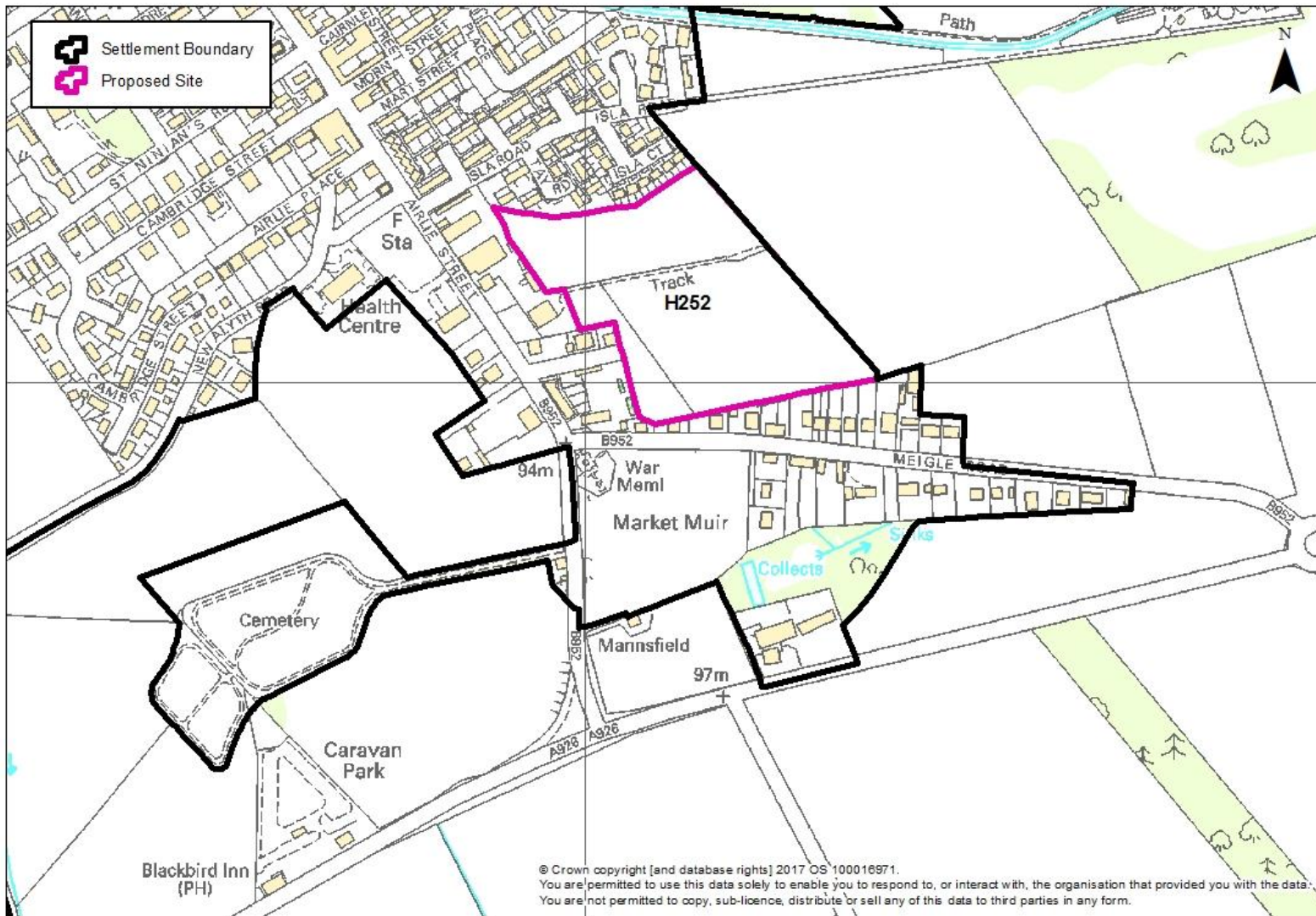
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is immediately adjacent but outwith the settlement boundary. There is currently housing on the edge to which this site would neighbour. Therefore no effect on the character of the landscape. Agricultural land will provide a boundary to the east of this site.	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 of development	+
	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/aa	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)	No	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	n/a	n/a	n/a
	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	Opportunities likely to be limited		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on	Surrounding area is urbanised on 2 sides other boundaries are agricultural	OS map and 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
		neighboring uses					
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check Call for Sites form	+	n/a	+

Site Name: Alyth 3	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Larger site proposed at the previous pre-Mir stage and was included in the MIR for 100 houses although not carried through into the PLDP. However the site was then included and remains as white land within settlement boundary in LDP. The site was outwith the settlement boundary in both the adopted and draft area Local Plans but is now included within. The Reporter concluded that this site would be a logical residential development site although due to flood risk it was not appropriate to be allocated for housing. 'However, given that the site is likely to be suitable for residential development subject to the outcome of a flood risk assessment there is no reason why the land should be excluded from the settlement boundary'.
Settlement: Alyth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 3 Proposed Plan Ref: H252	Outside or adjacent to a settlement boundary? Inside settlement boundary	
OS Grid Ref: 325100 748078	Site Size (ha): 4.6	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site, south facing. Surrounded by residential to the north, west and south. The recent Alyth floodings are to be considered and the Flooding Team are concerned about this site as flood water flowed from the Alyth Burn onto Isla Road and ran into the adjacent field. They suggest a topographical study to determine the flood route and a FRA would be expected. SEPA identified large northern part of site at high risk from surface water flooding.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture,	Proposed Use: Residential	Officer Comments White land within LDP, likely to be supported if housing numbers dictate,	

brownfield etc):		best site suggested in Alyth.	
Agriculture		Flood Risk Assessment, and potentially further assessments, would be required before allocating site. The agent for the site has already provided supplementary flooding information.	





	Site assessment question (click on links embedded in the text 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 onsite. The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming and mineral water production.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Application Water Environment and Drainage policies 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 can be made	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	High probability surface water flooding on large part of site to the north. Site was affected by the recent Alyth floodings in July 2015. Perth and Kinross Flooding team working on assessing to what extent this site was affected and the general direction/ travel of flood waters.	Check all the GIS Layers for flood risk	--	Flood Risk Assessment and Drainage Impact Assessment with site layout plan will be required before site is allocated for housing in LDP. A Topographical Study will also be required to fully understand which parts of the site would	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						not be developable.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site lies within River Tay Catchment.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	+
	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	Unlikely, although site is currently greenfield so there may be an element of habitat fragmentation during construction and in initial phase.	GIS aerial map/OS map/site visit	0	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
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	n/a	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	Currently capacity at Alyth primary school (79% capacity)	GIS Layers for school catchments	0	Developer contribution towards education if schools reach capacity when development commences.	+
	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	Site neighbouring Muir Park and close to golf course (split by a field). Core paths and rights of way in proximity – development could	GIS layers for core paths and rights of way and	-	Application Open Space within New Developments policy ensures appropriate provision of informal and formal open	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?	assets	improve connectivity between these.	maintained open space and existing LDP for open space allocations		space alongside development 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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Brown forest soils with gleying. Minor part of site 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.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes within 5 years (up to 2023)	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Primarily south facing, shelter provided from residential properties.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access currently an issue. Access could be taken from Annfield Place but would require improvement. Additional or alternative access could be taken from Airlie Street and could help to improve the neglected buildings in that area.	Site visit Check visit CFS from aerial map	-	Application of Transport and Accessibility policies. 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	Facilities in close proximity and entire site within 400m buffer of 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	-	Application of Transport and Accessibility policies 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	No	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	Alyth is a tiered settlement.	Check NPF3 and TAYplan SDP	++	n/a	++
	Will the site make use of existing buildings?	Material Assets	n/a	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	n/a	GIS layers for NSA, and SLA	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
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 within current settlement boundary and would not be detrimental to any landscape setting due to surrounding residential use.	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	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	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)	Archaeology interest to the north east of site boundary. Alyth Railway Station close to north west edge of 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. 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 of masterplan.		-	Application of Historic Environment policies 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	Yes – residential on 3 sides, allocating site would result in logical rounding off in this part of Alyth.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check Call for Sites form	+	n/a	+

Site Name: New Alyth Road	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Proposed at last pre-MIR for much larger housing site (20.5ha) but wasn't carried through into MIR.
Settlement: Alyth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Alyth 4 Proposed Plan Ref: H253	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 324763 747931	Site Size (ha): 6.9	Within a TAYplan preferred Settlement, if so which settlement tier? Yes tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Some archaeological interest in west of site. Draft core paths link to north of site, cemetery to the south part of site. Undulating site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments Site adjacent to existing cemetery in Alyth, previously proposed but unsupported.	



	Site assessment question (click on links embedded in the text 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 negative impact on water environment.</p> <p>The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming and mineral water production.</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>	-	<p>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.</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	-	Application of Water Environment and Drainage policies.	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	Minor corner at northern edge high 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 on site.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Hedgehog, Red Squirrel and bats are European Protected Species recorded in the vicinity of the site.</p> <p>Brown Hare and Garden Tiger (Moth) are UKBAP species recorded in the vicinity of the site.</p> <p>No other designations</p> <p>Site within River Tay Catchment</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 policies.</p> <p>Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development.</p> <p>Provision of a landscape 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
	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	Possibly. Some trees surrounding site and proximity to burn	GIS aerial map/OS map/site visit	0	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, 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	Air	No	GIS Layers	n/a	n/a	n/a

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option 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	Majority of site is 3.1 agricultural land. Brown forest soils	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 5 years of adoption.	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	Design could make best use of solar gain.	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	Material assets and climatic factors?	Site could be access from the local road network	Site visits Checks CFS form aerial map	-	Application of Transport and Accessibility policies. Road and access improvements to the satisfaction of the Roads	0

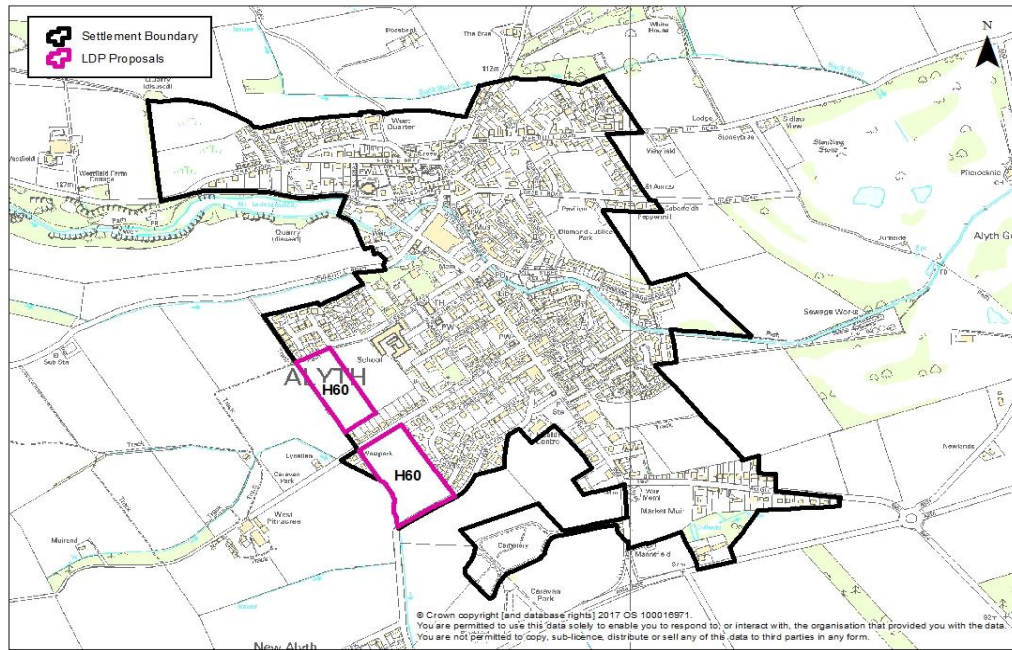
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	generated?					Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stops close by, and site within 400m bus stop buffer. Town Centre 400m.	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 Transport and Accessibility policies 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	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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Alyth is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	n/a	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	n/a	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is adjacent to settlement boundary although may be detrimental on the landscape setting of the cemetery.	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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	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
	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)	Adjacent to Alyth cemetery.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,	-	Impacts on cultural heritage 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	n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Cemetery, industrial land to east, housing/ health centre to north and remainder in agricultural land.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints	Check CFS form	+	n/a	+

Site Name: Albert Street and St Ninians Road	Source of site suggestion: LDP1		Site History/Previous planning applications, existing local plan policies and proposals: Currently allocated in LDP1. Site has recently renewed planning permission for 63 units. A further application to remove a condition for provision of a play park was recently refused.
Settlement: Alyth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H60	Outside or adjacent to a settlement boundary? Within settlement boundary	
OS Grid Ref: 748058 324359	Site Size (ha): 5.27	Within a TAYplan preferred Settlement, if so which settlement tier? Yes -tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site adjacent to school playing fields.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments Site currently allocated in LDP and progressing towards 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming and mineral water production.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Application of Water Environment and Drainage policy 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	Yes	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	No flood risk	Check all the GIS Layers for flood risk	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
		Health					
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	None identified although site currently in agricultural use..	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	+
	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	Watercourse on south western edge of lower site. Development can ensure greater connectivity throughout the wildlife corridor.	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,	+

	Site assessment question (click on links embedded in the text 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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	n/a	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	Within catchment for Alyth Primary School – adjacent to primary school playing fields.	GIS Layers for school catchments	0	Developer contribution towards education may be required.	+
	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 runs along the whole western edge of site and provides additional links further afield.	GIS layers for core paths and rights of way and maintained open space and existing	0	Application of Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside 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		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	Site could be considered mixed use as minimal employment land within settlement.	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? (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	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes within 5 years of the adopted LDP (up to 2023), recently renewed planning permission.	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the	Climatic	Site is largely south-westerly facing.	Check CFS form, aerial	-	Siting and design to take account of solar orientation.	+

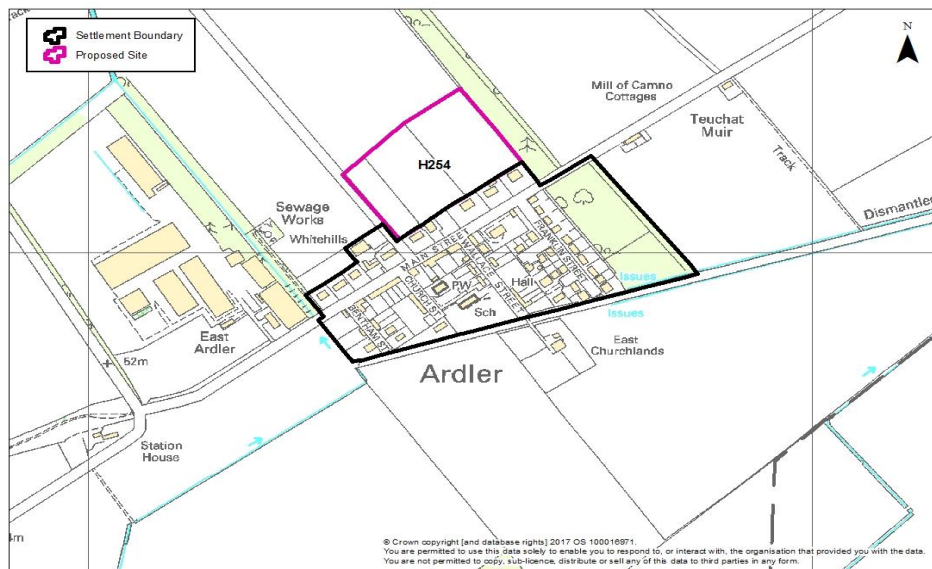
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?	factors		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?	The site has potential to be accessed off Albert Street and St Ninians Road	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	Nearest bus stop is roughly 350m away following St Ninians Road. Walking to the town centre is roughly 600m.	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 Transport and Accessibility policies which require development proposals to be easily accessible to all modes of transport.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Alyth is a tiered settlement.	Check NPF3 and TAYplan SDP	++	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	N/a	GIS layers for NSA, and SLA	n/a		n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	The site is within the settlement boundary as an allocated housing site. No significant effect on the	Check existing LDP GIS layer wild	0	Landscaping and tree planting to screen the development should be required to minimise	+

	Site assessment question (click on links embedded in the text 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)	May effect the views from the listed building to the north east (Alyth School)	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	Proximity to listed building (Alyth School) and views could be enhanced.		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible	Site visit OS map	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	No	Check call for	+	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
	marketability etc.	Assets		sites			

Site Name: Ardler 1	Source of site suggestion: Landowner/ Agent		Site History/Previous planning applications, existing local plan policies and proposals: Site was included in previous Proposed Plan 2012 although the Reporter removed site at Examination due to the lack of facilities and consequent reliance of the private car, as well as visual prominence of site.
Settlement: Ardler	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H254	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary.	
OS Grid Ref: 742140 326472	Site Size (ha): 2.8	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Village relies on Meigle and Coupar Angus for services. Site is prime agricultural land (grade 2).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments: Previous site assessment and Examination appears to identify flooding as an issue with this site although updated SEPA data does not indicate a flooding issue. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Within River Tay Catchment</p> <p>Overall water body quality is poor as a result of farming and mineral water production.</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	<p>Application of Water Environment and Drainage policy 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	Yes	GIS Layer for existing network	-	Application of Water Environment and 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	Site is not at risk from flooding although the fields to the north west of site are in parts at high risk of surface water flooding but development on this site is unlikely to cause a detrimental	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 from the burns on and adjacent to the site.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			impact on this.				
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Red squirrel identified close to site. Dark Spinach, Garden Tiger moth, knot grass and white ermine (all UK BAP species) have also been reported in the vicinity. Site lies within River Tay Catchment.	GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policy. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	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
	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	May result in habitat fragmentation particularly during construction as site is greenfield. Native woodland on two sides of site boundary	GIS aerial map/OS map/site visit	0	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, 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	Air	No	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
	(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 capacity at Meigle primary school which is roughly 2 miles away.	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	Core path runs along eastern boundary of site, linkages to nearby core paths in north and south could be improved.	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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along eastern 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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No – brown forest soils with gleys.	GIS Layers for carbon richness (which shows whether there is peatland), and prime	-	n/a	-

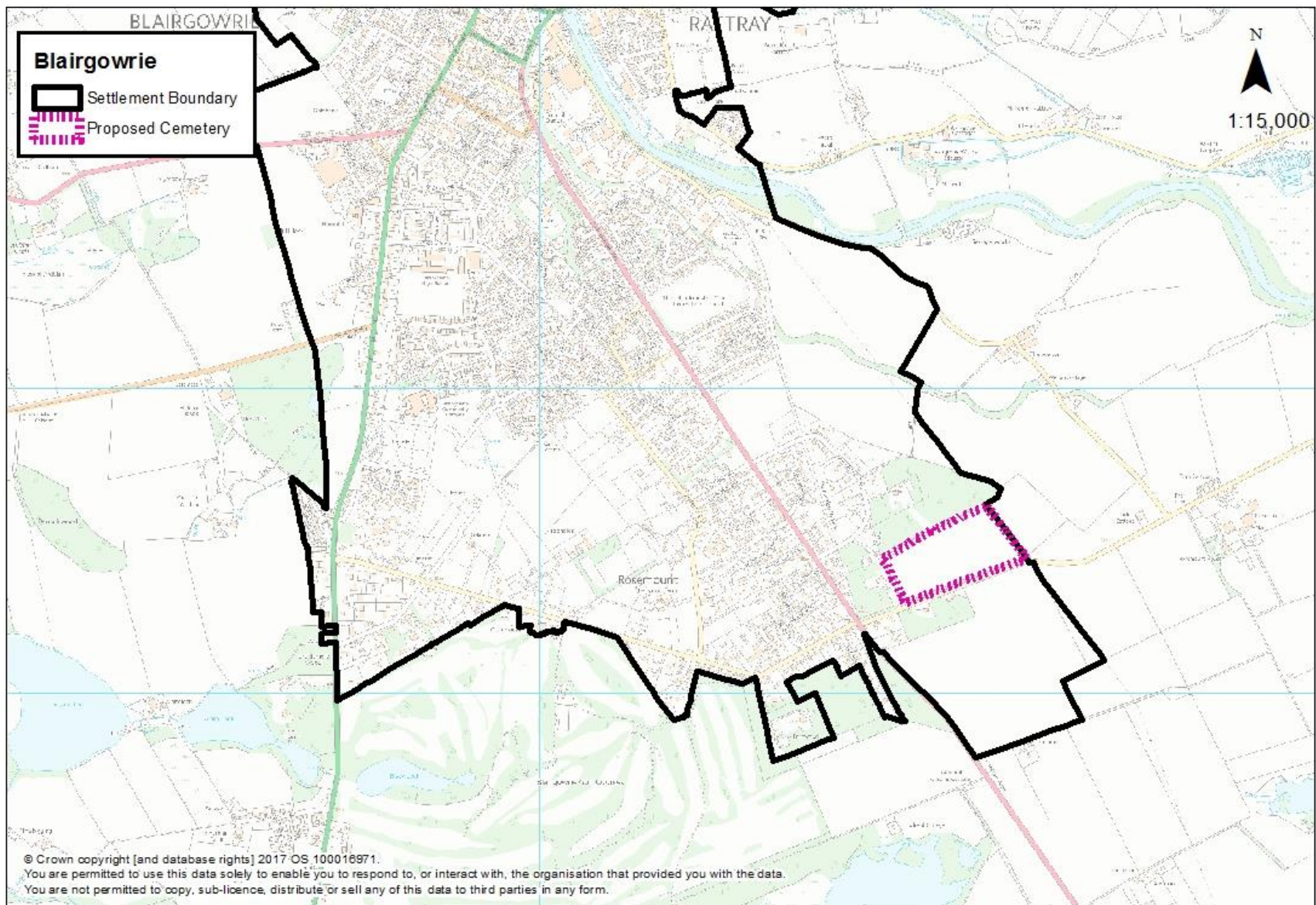
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				agricultural land (LCA 50K)			
Deliverability/sustainability 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	Site is generally south facing and some protection from prevailing winds due to site being lower lying in parts.	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?	No known constraints	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policy. 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	No range of facilities within Ardler although bus service to Meikle, Blairgowrie and Coupar Angus.	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 Transport and Accessibility policy. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site within a Health and Safety Consultation Zone or any other site	Material Assets and Population and Human	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail	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
	servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Health		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			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	No	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	n/a	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see	Landscape	Fairly contained site screened by woodland on two sides. Visually prominent site on approach from Forfar	Check existing LDP GIS layer wild land Check the landscape impact using capacity	-	Further landscaping and tree planting to screen the development should be required to minimise the visual impact.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	notes)		Road	study if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	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 – close proximity to sewage treatment works	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and	No. Ardler Manse on opposite side of road but minimal impact	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and	0	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location 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)		Designed Landscape, Battlefields, Archaeology Site visit		design.	
	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	Site visit Check CFS form aerial map	n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with neighbouring uses – residential to south of site, woodland to east and west.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Eastern Expansion	Source of site suggestion: PKC suggested site.		Site History/Previous planning applications, existing local plan policies and proposals: No previous significant site history
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Eastern Expansion Cemetery option Pre-MIR Site Ref:	Outside or adjacent to a settlement boundary? Within proposed settlement boundary for LDP2	
OS Grid Ref: 319361 743486	Site Size (ha): 7.8ha	Within a TAYplan preferred Settlement, if so which settlement tier? Blairgowrie Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Relatively flat site with poor access arrangements for proposed use. Site bound by mature woodland to north, further agricultural land to east, B-road and mature avenue of trees to the south, and residential property to the west. Edge of settlement site within proposed LDP2 settlement boundary.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural land	Proposed Use: Cemetery – Area of Search	Officer Comments Site screened by mature trees and established vegetation to the south and north. Ancient Woodland (as identified in AWI) to north of site. Poor access from track to the west of site although could be improved if part of overall expansion masterplan. Secluded, ambient site suitable for cemetery. Risk of flooding on some parts of the site.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No known watercourses or field drains on site. No waste water drainage hotspot.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	0	Accord with SEPA guidelines for the burial of bodies. 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 development result in additional	Water, Climatic Factors and	Parts of site at high, medium and low probability for surface water flooding. Presence of flood risk in the	Check all the GIS Layers for	-	Flood Risk Assessment and Drainage Impact Assessment may be required to assess the	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health	field area may give rise to difficulties in accessing and utilising site for proposed use.	flood risk		risk of flooding, including from any required infrastructure.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Woodland to the north and avenue of mature trees to the south.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Application of Biodiversity policies. Retention of important trees and woodland, where applicable.	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	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	Woodland adjacent to, and surrounding, the site. Proposals should look to promote opportunities for greater connectivity where possible.	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	+

	Site assessment question (click on links embedded in the text 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>use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes) 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, 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	None.	GIS Layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on	Popl and	Proposal would enhance community	GIS Layers for	+		+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	local/community facilities and infrastructure (see notes)	human health or material assets	facilities in the form of providing extra cemetery capacity and would increase the amount of functional open space which links in to the core paths network.	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	Core paths adjacent to the site. As there is possible access issues for vehicle use, the use of the current track at the western edge of the site which is an established right of way and core path would require detailed consideration. 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	Loss of greenfield land.	GIS aerial map/site visit	0	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	Mineral soil (no peat). No loss of prime agricultural land (3.2)	GIS Layers for carbon richness (which shows whether there is peatland), and prime	0	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
				agricultural land (LCA 50K)			
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 Blairgowrie.	Check CFS form	n/a		n/a
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing site with shelter from prevailing winds from existing woodland to west and south of site.	Check CFS form, aerial map and possibly site visit	0		0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access constrained – new access would be required or upgrading of current access with due consideration given to existing core paths.	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 and within walking distance of services within the settlement.	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	Extension of bus services should be considered to serve visitors to the cemetery – the bus service may be better utilised.	+

	Site assessment question (click on links embedded in the text 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	Overhead cables bordering site to east.	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	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 –	Landscape	Woodland identified in the Ancient Woodland Inventory located to the	GIS layers for	-	Application of Forestry and Woodland Policies to ensure	0

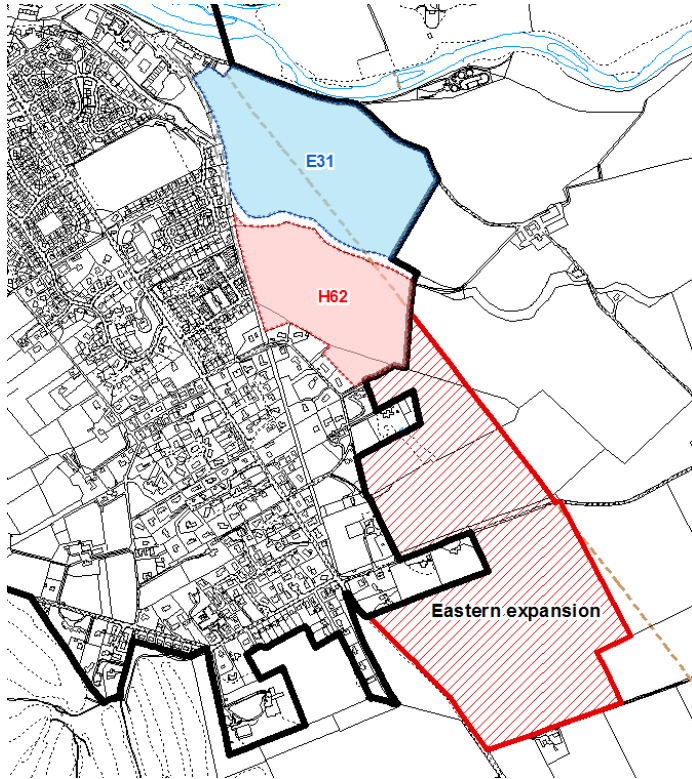
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	including NSAs, and local landscape designations?		north of the site.	NSA, and SLA		integrity of designation is preserved.	
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 generally well screened from B-road to the south. Surrounding area includes woodland designated under the Ancient Woodland Inventory and agricultural land; a cemetery could be accommodated within landscape if part of the overall expansion allocation.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Appropriate planting for the cemetery proposal in context of the wider expansion proposal should be considered, including retaining the mature tree belt to the south and Ancient Woodland to the north, as well as sensitive boundary treatments.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a		n/a
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)	No	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
	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	Neighbouring uses are residential, woodland and agricultural land and would be generally compatible.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	PKC do not own site.	Check CFS form	n/a		n/a

Site Name: Eastern expansion Blairgowrie	Source of site suggestion: All landowners/interested parties identified/aware? No – part of site put forward at pre-MIR and middle section proposed by PKC. Also includes currently allocated development sites at Welton Road (H62 and E31)		Site History/Previous planning applications, existing local plan policies and proposals: Part of site E31 and H62 already allocated in LDP although minimal progress has been made due to market conditions.
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Includes Blairgowrie2, Blairgowrie3 and Blairgowrie4 Proposed Plan Ref: MU330	Outside or adjacent to a settlement boundary? Part of site is within boundary (H62 and E31) and wider expansion site is outside but adjacent to settlement boundary.	
OS Grid Ref: 743667 319243	Site Size (ha): 68.95 (including all sites)	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 Blairgowrie and Rattray	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Southern facing aspect to site, bottom part of site fairly flat and becomes more sloping towards E31 and H62. Important woodland to be retained/ enhanced. Overhead cables running through E31 and H62 and follow down the eastern boundary of expansion proposal. Various archaeological features on site and a Scheduled Ancient Monument. Minor parts of site at high risk from surface water flooding. Southern part of site is visually prominent from southern approach on Coupar Angus Road and would require screening. Semi natural and ancient woodland bordering
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Mixed use development	Officer Comments Including currently allocated Welton Road allocations – H62 and E31 with proposed Blairgowrie 2, 3 and 4. Wide archaeological presence and SAM's on site – sensitive layout and design required to ensure minimal impact.	

site in centre section.



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre 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 on site although northern edge of site close proximity to River Etricht.</p> <p>The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.</p> <p>No waste water drainage hotspots</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	<p>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.</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	Yes - Sewage works within 250 metres of E31.	GIS Layer for existing network	-	Application of Water Environment and 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	Minor parts throughout whole site are at medium and high risk 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	0

	Site assessment question (click on links embedded in the text 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 from the burns on and adjacent to the site.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Most northern part of site at E31 is adjacent to River Tay SAC. Whole site within River Tay Catchment. Red squirrel and hedgehog identified in the area.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	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	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	Watercourse within proximity but not contained on site (Monk Myre and River Ericht) Semi natural and ancient woodland within and adjacent to site in the centre section. Vast majority of site	GIS aerial map/OS map/site visit	-	Application of Historic Environment policies. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			on greenfield land.			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.	
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 impact on any Air Quality Management Area. However district heating potential could be explored here if strategic site is supported.	GIS Layers	0	Identification of district heating network	+
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Capacity issues at Newhill primary, capacity currently at 99.	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	Small section of maintained open space within site (Parkhead Road to Coupar Angus Road). Various adopted core paths around and throughout site and a public right of way from Parkhead Road northwards and linking with Woodlands Road. Opportunity to enhance the existing green infrastructure.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside development 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	The site put forward proposed the inclusion of an employment/ educational facility (farm to fork). Currently allocated E31 is included in the wider strategic site and provides 17 ha of general employment land.	Check CFS form	-	The site could become one large mixed use site (this would mirror MU5 site on the western edge of Blairgowrie).	+
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	Part of E31 is class 2 prime agricultural land. Alluvial soils and brown forest soils.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural	-	Good quality soils should be removed for use in other parts of Perth and Kinross.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Part of site will be delivered within LDP timeframe although wider development will be phased over many years.	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	Wider site has a south facing aspect and some shelter from prevailing winds by existing built environment.	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?	Existing LDP allocations require a link road from Coupar Angus Road to Welton Road. Potential to expand this link road or provide an additional one.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	Blairgowrie Town Centre has good provision of services. Bus stops accessible within 400m on western edge of whole site.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check	-	Application of Transport and Accessibility policies which requires development proposals to be easily accessible to all modes of transport.	0

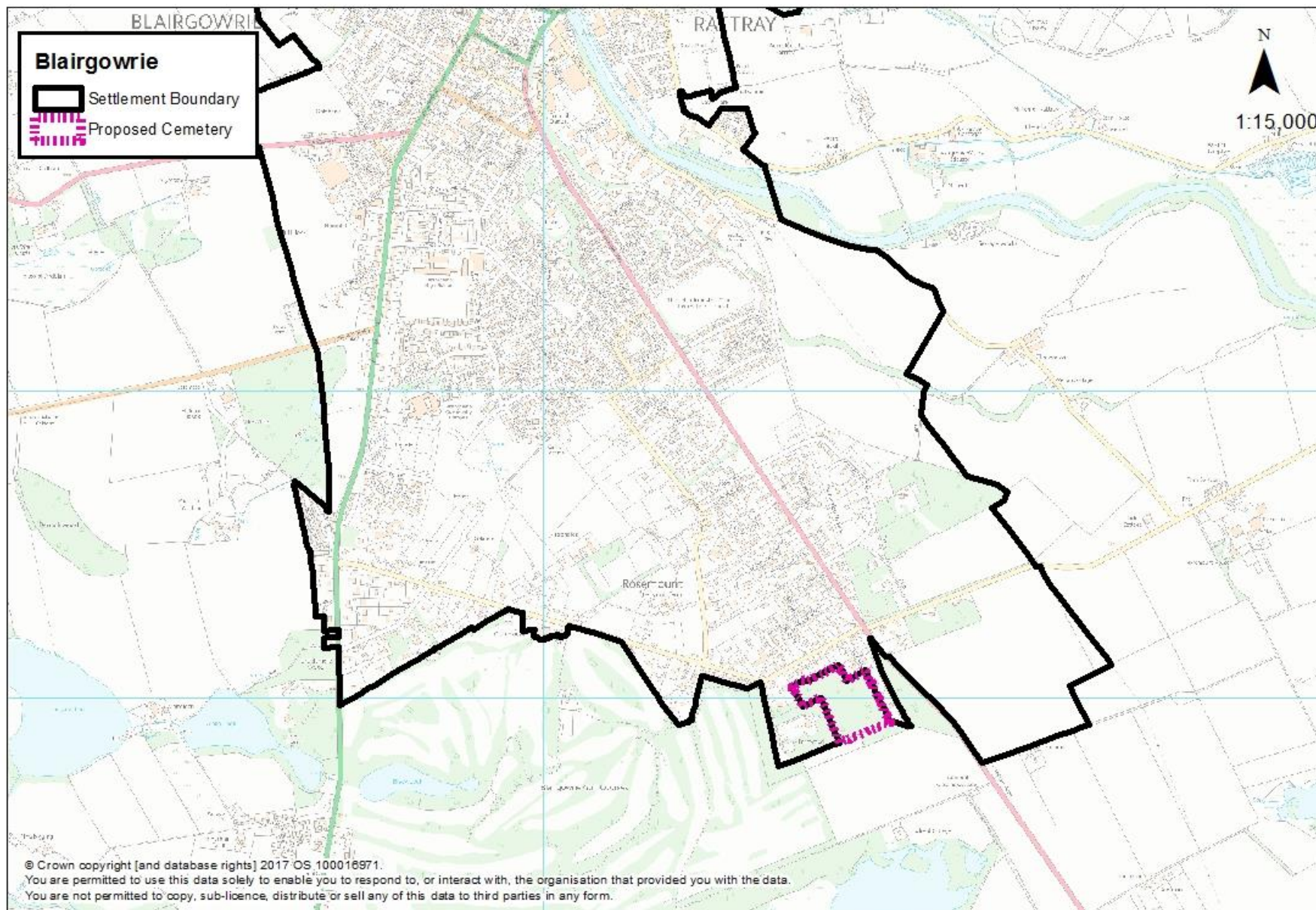
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				distance to local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Gas pipelines run directly to the south of site. Pylons running through E31 and H62 and along the eastern boundary of proposed site.	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	Development to consider sensitive layout and design to have minimal impact of pipelines. Location and design to avoid development directly under pylons.	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Yes Blairgowrie is a tiered settlement. Parts of the site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include whole site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	n/a	GIS aerial map/site visit	n/a		n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	SSSI to the south of site (Hare Myre, Monk Myre and Stormont Loch) and River Tay SAC to the north of site.	GIS layers for NSA, and SLA	-	Development to consider sensitive layout and design to have minimal impact on SAC and SSSI.	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>Allocated site within settlement and proposed wider eastern expansion would require an extension to settlement boundary (currently adjacent).</p> <p>Surrounding area is predominantly greenfield with woodland present and rural character on edge of settlement.</p> <p>No wild land.</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>	-	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	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and	Material Assets and	Currently allocated E31 some 250 metres from sewage works.	GIS layer for waste	0	Sensitive site design and layout will ensure no detrimental	+

	Site assessment question (click on links embedded in the text 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		impact on the waste management site and will enhance the appearance by the provision of buffering.	
	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	Yes	Check Zero Waste Plan	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 archaeology interest within larger site (mainly H62 and Blairgowrie2) – The Welton ring ditch and souterrains and Ardmuir Pit Setting.	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. A mitigation strategy should be produced to ensure protection of the historic 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
	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	Design could ensure access is enhanced and improved.		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Environment Scotland.	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Close to existing residential on greenfield site. Woodland present and should be retained.	OS map and site visit	-	Application of Plan policies	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Fragmented ownership across whole site (2 known owners, possibly a third).	Check CFS form	-	Requirement for masterplan for whole site	0

Site Name: Heather Drive	Source of site suggestion: PKC suggested site.		Site History/Previous planning applications, existing local plan policies and proposals: No previous significant site history
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Heather Drive Cemetery option Pre-MIR Site Ref:	Outside or adjacent to a settlement boundary? Adjacent to settlement boundary	
OS Grid Ref: 319005 742978	Site Size (ha): 3.14 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Blairgowrie Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site with poor access, woodland present on large parts of site. Residential to the north of site. Edge of settlement site
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped, partly woodland	Proposed Use: Cemetery – Area of Search	Officer Comments Well screened site from road. Woodland on site. Poor access although could be improved. Secluded, ambient site suitable for cemetery to ensure provision of future community facility for wider Strathmore 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	<p>No watercourses on site</p> <p>The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.</p> <p>No waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	<p>Accord with SEPA guidelines for the burial of bodies.</p> <p>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.</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 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	Minor parts of site at medium probability for surface water	Check all the GIS Layers for	-	Flood Risk Assessment and Drainage Impact Assessment	0

	Site assessment question (click on links embedded in the text 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	flooding.	flood risk		may be required to assess the risk of flooding.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Red squirrel identified on site. Mixed and conifer woodland borders parts of site to the south. Site itself is mature native woodland (upland birchwood) Site within River Tay Catchment.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies. Retention of important trees and woodland, green networks and riparian landscape.	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	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	Woodland within and surrounding site so could impact on habitat connectivity. Although proposed use is for a cemetery so impact would be minimal as site would effectively	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			remain as open space.			<p>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, 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	No	GIS Layers	n/a	n/a	n/a
Service Infrastructure							

	Site assessment question (click on links embedded in the text 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	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	+		+
	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	0	Cemetery provision would result in this site being classed as open space within the settlement boundary and therefore open space policies would apply, and protect the area from built development.	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Mineral soil (no peat). No loss of prime agricultural land (3.2)	GIS Layers for carbon richness	0	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
				(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	Potentially, although an allocation would provide long term certainty for future cemetery provision in Blairgowrie.	Check CFS form	n/a		n/a
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing site with shelter from woodland.	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?	Vehicular access constrained – new access would be required or upgrading of current access. Golf Course Road may not be capable of accommodating large volume of traffic – additional access may be required.	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	Close proximity to bus stop	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	0	Extension of bus services should be considered to serve visitors to the cemetery – the bus service may be better utilised.	+

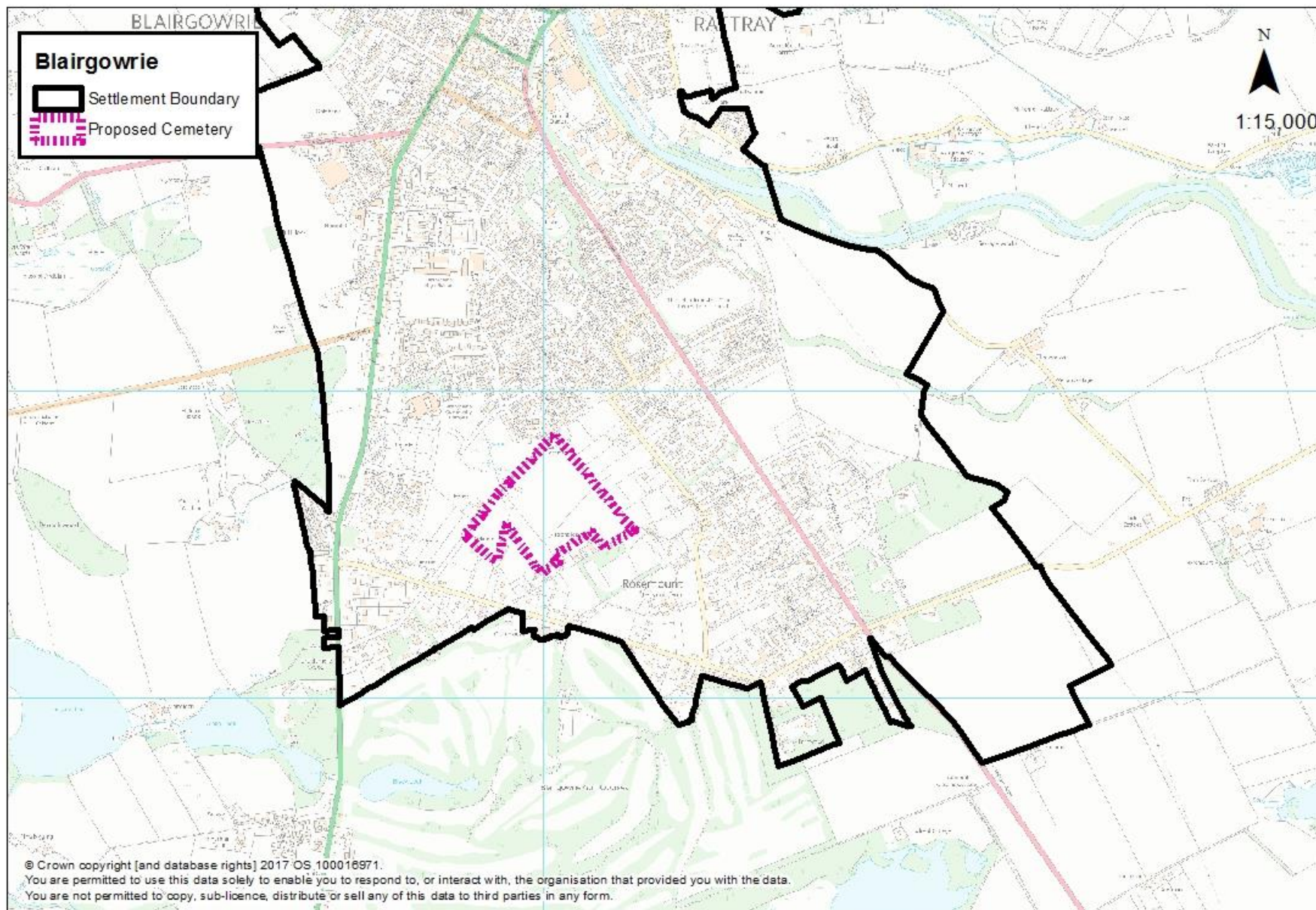
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance Check distance to local services and amenities			
	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. Overhead cables bordering site.	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	Material Assets	No	Check NPF3 and TAYplan SDP	n/a		n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	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	n/a	GIS layers for NSA, and SLA	n/a		n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is adjacent to settlement boundary although well screened from road. Surrounding area is residential and woodland; a cemetery could be accommodated within landscape.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Cemetery would not reduce amount of functional open space and woodland should be protected where possible. Cemetery would ensure site remains ambient and protect landscape from any future built development.	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a		n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
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
	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)		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	n/a		n/a		n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Neighbouring uses are residential and woodland and would be compatible	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Unaware of ownership, may be Church of Scotland although this has not been confirmed.	Check CFS form	n/a		n/a

Site Name: Rosemount	Source of site suggestion: PKC suggested site.		Site History/Previous planning applications, existing local plan policies and proposals: No previous significant site history
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Rosemount Cemetery option Pre-MIR Site Ref:	Outside or adjacent to a settlement boundary? Within settlement boundary	
OS Grid Ref: 317323 743748	Site Size (ha): 11.6 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Blairgowrie Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Generally flat site with slight undulations. Land generally open and seeded grass with some trees and vegetation found within the site. Some degree of shelter from existing mature trees adjoining the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped land, designated open space.	Proposed Use: Cemetery – Area of Search	Officer Comments Designated open space within settlement boundary. Site currently served by an unmade single track road.	



	Site assessment question (click on links embedded in the text 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.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	0	Accord with SEPA guidelines for the burial of bodies. 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	Minor parts of site at high, medium and low probability for surface water	Check all the GIS Layers for	-	Flood Risk Assessment and Drainage Impact Assessment	0

	Site assessment question (click on links embedded in the text 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	flooding.	flood risk		may be required to assess the risk of flooding.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna		GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Application of Biodiversity policies where applicable. Retention of important trees and woodland within the site.	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	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	Woodland and pockets of trees within and surrounding site so could impact on habitat connectivity.	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	+

	Site assessment question (click on links embedded in the text 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	Proposal would enhance community facilities in the form of providing extra cemetery capacity and would formalise the functional open space.	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	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	Mixed use proposal would not be supported on this site.	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	0	Cemetery provision would result in this site being classed as open space within the settlement boundary and therefore open space policies would continue to apply, and protect the area from built development.	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Mineral soil (no peat). No loss of prime agricultural land (4.2)	GIS Layers for carbon richness	0	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
				(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	Potentially, although an allocation would provide long term certainty for future cemetery provision in Blairgowrie.	Check CFS form	n/a		n/a
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Generally open, south facing site with limited shelter from woodland on the boundaries of the 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?	Vehicular access constrained – new access would be required or upgrading of current access.	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	Only the northern section of the site falls within the bus stop buffer.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check	-	Extension of bus services and improvement to pedestrian/cycling routes should be considered to serve visitors to the cemetery – the bus service may be better utilised.	0

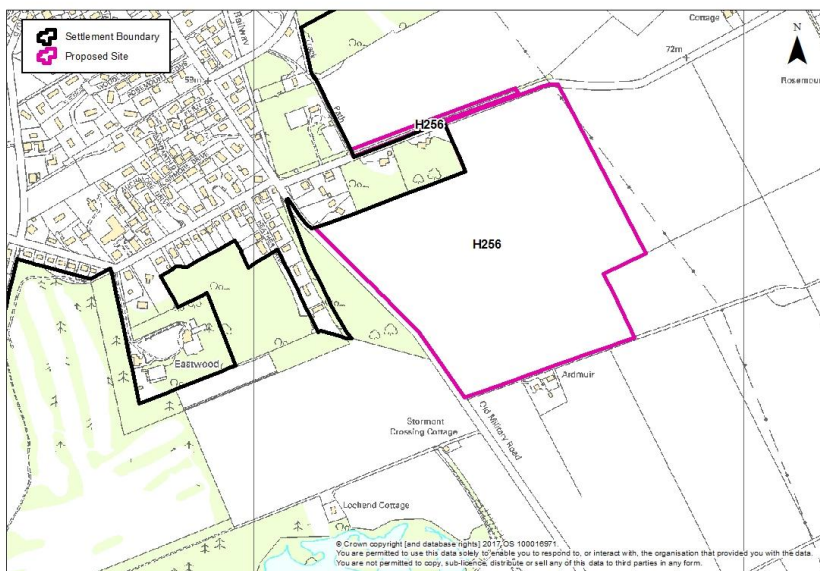
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				distance to local services and amenities			
	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 constraints identified.	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	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

	Site assessment question (click on links embedded in the text 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	n/a	GIS layers for NSA, and SLA	n/a		n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is within settlement boundary and formal cemetery open space would be in accordance with surrounding land uses.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Cemetery would maintain amount of functional open space and woodland should be protected where possible. Cemetery would ensure site remains ambient and protect landscape from any future built development.	+
	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
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	n/a		n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	waste handling operation?	Health		sites			
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	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)	‘Carne Cottage’ Archaeological site located within the site. Site identified as a cropmark, pit feature.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment (including non-designated archaeological sites) will be avoided wherever possible through appropriate scheme location and design and application of Historic Environment 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
	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	Possible opportunity to enhance access to the site through interpretative signage.		0	Where appropriate, opportunity to enhance access to the site through interpretative signage.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Neighbouring uses are residential, informal open space and woodland and would be compatible.	OS map and site visit	0		0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Part of the site is maintained as a sports area.	Check CFS form	n/a		n/a

Site Name: Rosemount Farm	Source of site suggestion: All landowners/interested parties identified/aware? Yes agent on behalf of landowner		Site History/Previous planning applications, existing local plan policies and proposals: Suggested as a site at last pre-MIR stage, not carried forward into MIR.
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 2 & 3 Proposed Plan Ref: H256	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary.	Previous planning applications for polytunnels on site in and around Rosemount Farm.
OS Grid Ref: 319506 743101 319356 743353	Site Size (ha): 23.25	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat greenfield site, trees create a boundary to northern part of site. Site adjacent to main arterial route into Blairgowrie. Track access to northern part of site (Blairgowrie 3).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural	Proposed Use: Residential	Officer Comments Site has been put forward as part of a strategic Eastern expansion of Blairgowrie – separate site assessment for the wider strategic expansion site is included within the SEA. Ardmuir Pit Setting identified on site with archaeological 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Groundwaters – Vale of Strathmore bedrock and extensive sand and gravel aquifers and Isla and Lower Tay Sand and Gravel.</p> <p>Inter catchment – River Etricht</p> <p>Not waste water drainage hotspot.</p> <p>Within River Tay catchment</p> <p>The River Basin Management Plan shows that the overall status of the</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p>	-	Application of 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.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			relevant water body is poor which is primarily as a result of arable farming.	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 can be made	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Parts of site identified for low, medium and high probability of 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	No impact on national designations. Red squirrel and hedgehog have been sighted within the proposed site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment	-	Application of Biodiversity policies. 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
				River Tay 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	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	No woodland within site, urban woodland on northern boundary and small treebelt to the west	GIS aerial map/OS map/site visit	0	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, 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

	Site assessment question (click on links embedded in the text 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	No	GIS Layers	n/a	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	Capacity issues at Newhill primary, capacity currently at 99.	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 follows boundary of site to the west and south. Opportunity to improve green infrastructure and accessibility linking with core path throughout site. Right of way running adjacently to the southern edge of site. Proposal would not be detrimental to any designated open space.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside development 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	Could potentially be mixed use proposal if part of the site (Blairgowrie 4) is taken forward as desired use (Farm to Fork). Otherwise whole site (Blairgowrie 2	Check CFS form	-	Site could be considered as mixed use site if developed in conjunction with Blairgowrie 4 to create employment in 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
			& 4) suggested as residential. Consider impact of mixed use site at western Blairgowrie in current LDP (MU5).			of Blairgowrie.	
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	Land is 3.2 classified and mineral soil (no peat)	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	Longer term strategy (beyond 2028).	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	Site currently south facing. Small urban woodland to the north and treebelt to the west on opposite side of road would provide 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 climatic changes 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
						precipitation and temperature.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Track access to the north and the south of the site. A923 Coupar Angus Road runs parallel to western edge of site.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	North west section of site is within 400m buffer of bust stop. 1.8 miles from centre of Blairgowrie.	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 Transport and Accessibility policies 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	Overhead cables to south of site and on eastern edge.	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of	-	Location of development would have to be sensitive to presence of overhead cables and layout planned accordingly; or relocation of cables underground.	0

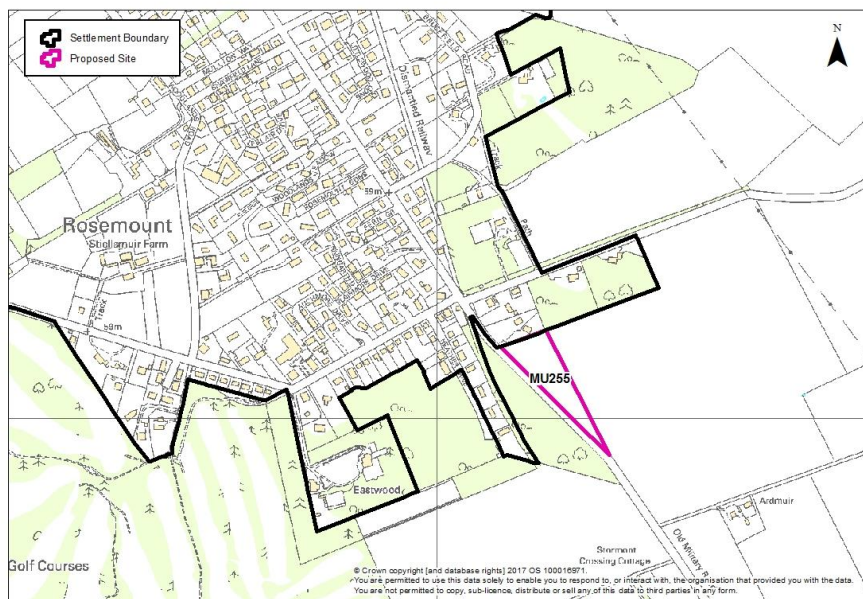
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	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
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	Currently outwith although adjacent to settlement boundary. Site visible from main road into Rosemount/ Blairgowrie with minimal screening on approach. However, new developments within close	Check existing LDP GIS layer wild land Check the landscape	-	Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount.	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)	Archaeology: Ardmuir Pit cluster through significant part of the site. Scheduled monument: Ardmuir pit setting.	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. Site specific developer requirements will ensure protection of the site and safeguard it's setting.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Access could be improved through design.		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring	Housing provides north to west boundary. Agricultural land to the south and east. Considered compatible with	OS map and 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
		uses	surrounding land uses.				
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints. Site in single ownership.	Check CFS form	+	n/a	+

Site Name: Coupar Angus Road (part of Eastern expansion site)	Source of site suggestion: All landowners/interested parties identified/aware? Agent on behalf of landowner		Site History/Previous planning applications, existing local plan policies and proposals: Previous planning applications for polytunnels on site in and around Rosemount Farm.
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 4 Proposed Plan ref: MU255	Outside or adjacent to a settlement boundary? Outside adjacent to settlement boundary	
OS Grid Ref: 319222 743080	Site Size (ha): 1.5	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site on approach to Rosemount area from Coupar Angus. Access could be facilitated through track to the north (Blairgowrie3). Exposed site adjacent to busy road (A923 Coupar Angus Road).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Farm related education/ retail/ leisure	Officer Comments Employment generating proposal linking education and agriculture. Also part of Blairgowrie 2 submission for residential. Need clarification from applicants/ landowner. Both sites included within proposed Blairgowrie Eastern expansion 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Inter catchment - classification river – River Etricht.</p> <p>Groundwater: quantitative – poor, groundwater chemistry poor.</p> <p>No waste water drainage hotspots.</p> <p>Within River Tay Catchment</p> <p>The River Basin Management Plan</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.	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 can be made	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Parts of site identified for low, medium and high probability of surface water flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the 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	No impact on national designations. Hedgehog sighted within proposed site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Application of Biodiversity policies. 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		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.	
	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	No woodland within site, urban woodland on northern boundary and treebelt to the west.	GIS aerial map/OS map/site visit	0	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
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	No	GIS Layers	n/a	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	Capacity issues at Newhill primary, capacity currently at 99.	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	Popl and human health or material assets	Core path runs along western boundary of site. Opportunity to improve green infrastructure and accessibility linking with core path	GIS layers for core paths and rights of way and maintained	-	Application Open Space within New Developments policy which ensures appropriate provision of informal and formal open space alongside	+

	Site assessment question (click on links embedded in the text 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?		throughout site. Proposal would not be detrimental to any designated open space.	open space and existing LDP for open space allocations		development proposals. Retention of the core path along western boundary and consider additional linkages to the core path network in surrounding area.	
	Will the proposal create/reduce employment land/opportunities?	Population	The proposal would generate employment and provide an attraction on periphery of Blairgowrie.	Check CFS form	-	Proposal will generate employment opportunities.	+
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	None known	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	Check CFS form	+	n/a	+
	Site aspect – does the site make	Climatic	Shelter from tree belt in west,	Check CFS	-	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	otherwise exposed. South facing.	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?	Track access to the north and the south of the site. A923 Coupar Angus Road runs parallel to western edge of site.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	North west section of site is within 400m buffer of bust stop. 1.8 miles from centre of Blairgowrie.	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 Transport and Accessibility policies. Road and access improvements to the satisfaction of the Roads Authority.	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	0	n/a	0

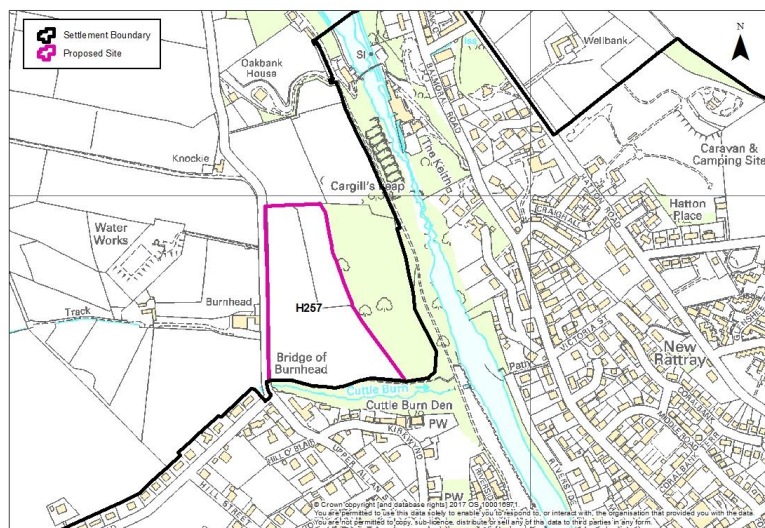
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Currently outwith although adjacent to settlement boundary. Site visible from main road into Rosemount/ Blairgowrie with minimal screening on approach. New developments within close proximity. The greenfield site may be thought of as a key landscape feature on approach to the town.	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	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	Material Assets	N/a	Check Zero Waste 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
	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)	Ardmuir Pit Setting in close proximity to the west of site. May effect key view.	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 Historic Environment policies 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	Blairgowrie2 has also been submitted for residential use – this site is adjoining along the east side of site. Compatible with neighbouring uses.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known constraints. Site in single ownership.	Check CFS form	+	n/a	+

Site Name: Burnhead/ Old Military Road	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was put forward at previous Call for Site stage although not carried forward as an option in the MIR.
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 6 Proposed Plan Ref: H257	Outside or adjacent to a settlement boundary? Outside immediately adjacent to settlement boundary.	
OS Grid Ref: 317632 745812	Site Size (ha): 4.5	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Exposed site, sitting high up. Linear archaeological feature along western boundary, conservation area abuts southern boundary, right of way along southern boundary and footpath link along western boundary.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture – Grade 3(2) land.	Proposed Use: Residential	Officer Comments Site lies at the top of hill, may have access issues with current narrow streets and one way systems. Likely to be visually prominent from lower lying parts of Blairgowrie.	



	Site assessment question (click on links embedded in the text 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 River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.</p> <p>Groundwaters: quantitative poor – groundwater chemistry poor.</p> <p>River inter-catchment – River Etricht.</p> <p>Cuttie Burn to south of 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)</p>	-	<p>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.</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	-	Application of Water Environment and Drainage policies.	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 although small section immediately to south of site has high surface water probability for flooding at Cuttle Burn.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the 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	<p>European water vole, freshwater pearl mussel, hedgehog and red squirrel (all Statutory species) have been recorded in the vicinity, as well as the UK BAP species, brown hare.</p> <p>River Etricht lies to the east of the site at bottom of hill. Within River Tay Catchment.</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 policies.</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</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
						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.	
	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	May result in habitat fragmentation given proximity to watercourses and woodland.	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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
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	n/a	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	Capacity issues at Newhill primary, capacity currently at 99	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	Popl and human health or material assets	Core path (Cateran Trail) to the south of the site and connects to riverside. Right of way follows same route.	GIS layers for core paths and rights of way and maintained	-	Application of Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside	+

	Site assessment question (click on links embedded in the text 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?		Opportunity to enhance the green infrastructure provision and connectivity in and throughout site.	open space and existing LDP for open space allocations		development proposals. Retention of the core path along southern boundary 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	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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No. Land designated as Grade 3.2	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	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is on easterly facing slope but solar gain could be integrated into masterplan design. Protection from prevailing winds offered from nearly native woodland (upland mixed ashwood) on south boundary and native woodland (upland mixed ashwood) to the east.	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?	Assume can be accessed from local road network	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	North section and south section of site within 400m bus stop buffer zone	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 Transport and Accessibility policies 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	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail	n/a	n/a	n/a

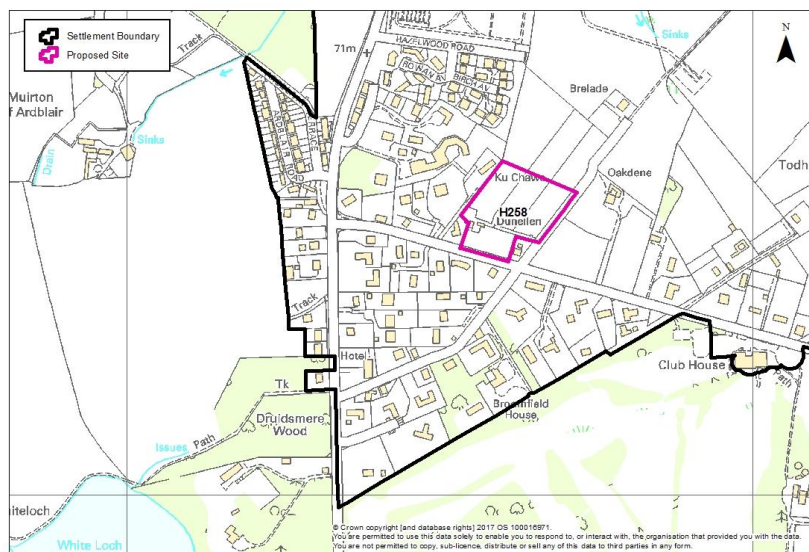
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	N/a	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	n/a	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed	Landscape	Outwith but adjacent to settlement boundary. Site could be prominent	Check existing	-	Landscaping and tree planting to screen the 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
	the capacity of the landscape to accommodate it? (see notes)		due to high level location. Also boundary to woodland which may impact on overall landscape character.	LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit		should be required to minimise the visual impact from the town.	
	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 annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
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 bordering site: Coupar Angus to Fort George Military Road and Blairgowrie to Lornity Bridge Military Road. Site on immediate border of Blairgowrie Conservation Area.	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 Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with neighbouring uses. Semi-mature mixed species woodland to the east sloping down to River Etricht.	OS map and 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 known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Golf Course Road	Source of site suggestion: All landowners/interested parties identified/aware? Yes – agent on behalf of landowner.		Site History/Previous planning applications, existing local plan policies and proposals: Currently designated open space to the immediate south of currently allocated H64.
Settlement: Blairgowrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blairgowrie 8 Proposed Plan Ref: H258	Outside or adjacent to a settlement boundary? Within settlement boundary	
OS Grid Ref: 317614 743460	Site Size (ha): 1.5	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2 Blairgowrie	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flat site, designated open space used as grazing, residential to the south and west, development site H64 to the north and Rosemount open space to the east. South facing. High probability for surface water flooding throughout majority of site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture (paddock/ grazing)	Proposed Use: Residential	Officer Comments This site would be considered as an extension to H64 resulting in a change of use from open space to residential. Potential to facilitate improved access to H64 from Golf Course Road. Should site be allocated for housing, density should mirror that of surrounding residential area – low density with ample open space provision in surrounding area. Site is currently used for Riding for Disabled, although landowner has confirmed that should the site be zoned, the RDA facility will be relocated to an alternative area of land in the same ownership.	



	Site assessment question (click on links embedded in the text 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 on site</p> <p>The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.</p> <p>No wetland, bog or marsh areas.</p> <p>No wastewater drainage hotspot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	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	0

	Site assessment question (click on links embedded in the text 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. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of Water Environment and Drainage policies.	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	Majority of site is at high risk from 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 and to establish most appropriate parts of site for development.	-
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Record of protected species on site. No impact on any international designated sites. Site lies within River Tay Catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Application of Biodiversity policies. 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
				catchment River Tay Catchment		Provision of a landscape plan.	
	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	Some mature trees on east and west boundary of site, potential impact on habitat connectivity.	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.	+
Air Quality							
	Could the option lead to Local Air Quality Management	Air	No	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
	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	Capacity issues at Newhill primary, capacity currently at 99. Issues with swimming pool capacity in Blairgowrie, quality of playing fields and lack of changing facilities.	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	Identification of site for housing would result in a loss of designated open space. However the open space is currently used as grazing so has no recreational value. Open space designation was applied to ensure the character of the area remained. Core path links evident on 2 boundaries of site and public right of way runs along Piggy Lane to the east of 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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along eastern and southern boundary and consider additional linkages to the core path network in surrounding area.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	-	Best development for site would be residential to ensure it is in keeping with Rosemount character. Employment not suitable in location	-

	Site assessment question (click on links embedded in the text 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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Mineral soil with no peat. Loss of 3.2 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	Yes, within 5 years of adoption	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	A significant portion of the site is south west facing, allowing orientation to make use of solar and integration with existing buildings should 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 climatic changes in precipitation and temperature.	+

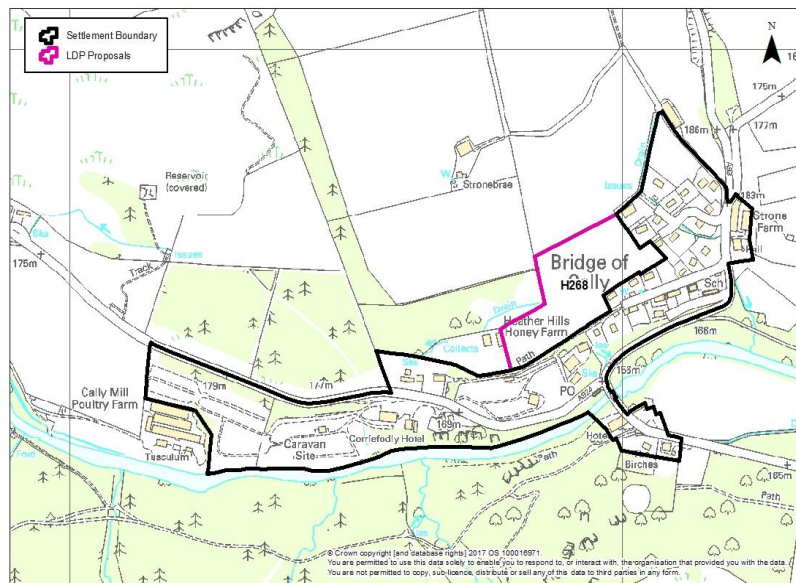
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Opportunity to create an additional access from Golf Course Road to connect to H64 and a Transport Assessment would be required to establish best route/ access.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. Road and access improvements to the satisfaction of the Roads Authority. A Transport Assessment would be required to establish best route/ access.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stop within 250 metres of site. Playing fields and school within close walking distance of site.	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 Transport and Accessibility policies 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	Overhead cables running along southern edge of site. No other servicing constraints.	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 a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement.	Check NPF3 and TAYplan SDP	++	n/a	++
	Will the site make use of existing buildings?	Material Assets	n/a	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	n/a	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is currently open space within the settlement boundary. Allocating site could have a detrimental impact on the character of the surrounding area, losing the amenity value of some open space within Rosemount. However, this site would be considered an	Check existing LDP GIS layer wild land Check the landscape impact using	--	Density of development would have to mirror that of surrounding area (low density) and overall masterplan should include green infrastructure and open space.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			extension to the currently allocated H64 and therefore some development has already been agreed.	capacity study if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	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 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	No	GIS layers Listed building, Scheduled Monuments, Conservation	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
		links with 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		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site considered to be compatible with neighbouring uses – currently residential and open space.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Bridge of Cally 1	Source of site suggestion: All landowners/interested parties identified/aware? Agent		Site History/Previous planning applications, existing local plan policies and proposals: Site proposed at previous Call for Sites stage although not supported
Settlement: Bridge of Cally	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H268	Outside or adjacent to a settlement boundary? Outside and adjacent to settlement boundary	
OS Grid Ref: 751594 313916	Site Size (ha):	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Landscape is varied with valleys, mountains, farmland and woodland. Sloping field to north of settlement. Highland Glens Landscape Character Area.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments 5 miles north west of Blairgowrie where the River Ardlie combines with the Black Water to form the River Etricht. Limited facilities. Local primary school has recently closed – nearest is Kirkmichael. Caravan park within settlement. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Watercourses in close proximity to site. River Basin Management Plans show that the overall water quality is good in this area.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	Application of Water Environment and Drainage policy 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 could be made	GIS Layer for existing network	-	Application of Water Environment and 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	No	Check all the GIS Layers for flood risk	0	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding	0

	Site assessment question (click on links embedded in the text 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.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Red squirrel identified close to site. Within the River Tay Catchment and 150 metres from River Tay SAC (River Ardle)	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policy Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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.	0
	Are there any local geodiversity		No	GIS Layers for	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
	sites or wider geodiversity interests that could be affected by the proposal?			Geological Conservation Review sites, SSSI, and Tayside 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	Potential risk of habitat fragmentation	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, 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.	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	No	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
	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	Local school has closed, nearest school is Kirkmichael which is at capacity	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	Adopted core path runs along the south of 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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path links 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	-	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	No	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	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 site is south facing with some shelter from woodland	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	Material assets and climatic factors?	Vehicular access from the A road via the lane to the east of the site. The lane is unsuitable to serve a housing allocation on the site, it has no footways. In addition the lane joins	Site visit Check CFS form aerial map	--	Application of Transport and Accessibility policy. Road and access improvements to the satisfaction of the Roads Authority.	0

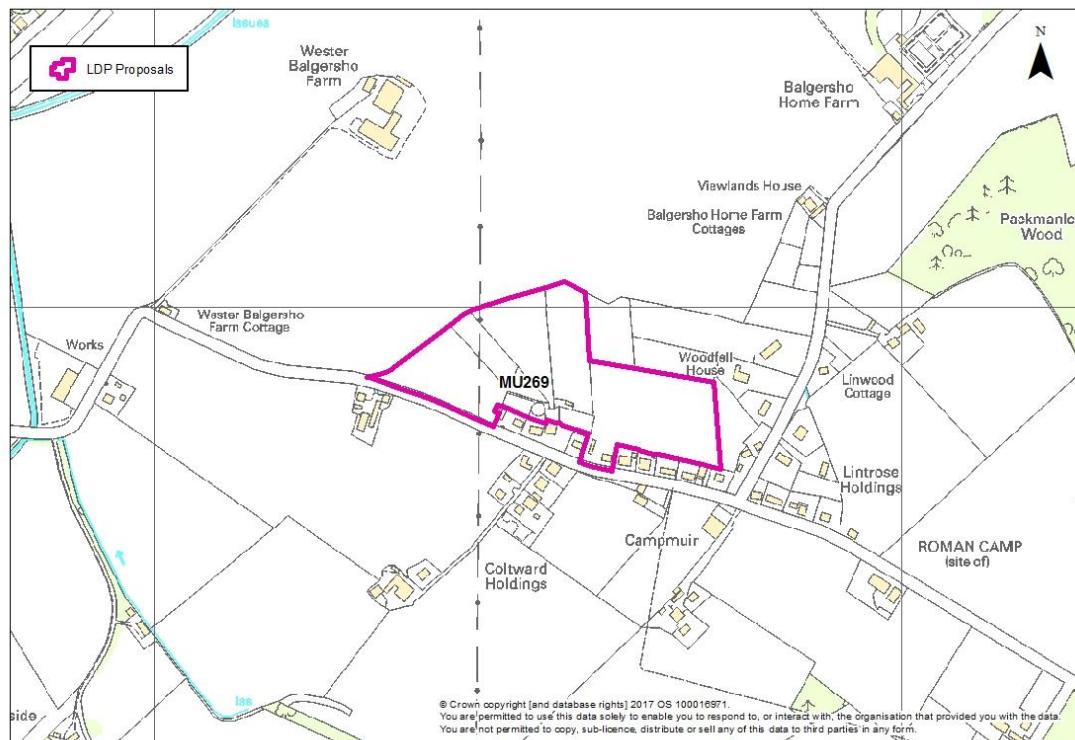
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	generated?		onto the inside bend of a steeply sloping stretch of the A road, via a steep junction. The lane to the north east does not offer an alternative access to the site. This is a narrow, poorly surfaced lane with steep junctions onto the A road.				
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Few services in Bridge of Cally. Whole site within 400m of bus stop with services to Blairgowrie and Perth	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 Transport and Accessibility policy. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services would be required	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	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
				digitised)			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	n/a	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	Some woodland surrounding site	GIS layers for NSA, and SLA	-	Retaining woodland in line with Scottish Government Control of Woodland Removal 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	May have impact on setting of village but could also provide logical extension to settlement. Within Highland Glens Landscape Area	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	n/a	GIS layer greenbelt	n/a	n/a	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 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)	Some archaeological interest around 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	Opportunity to enhance access		0	Requirement for positive enhancements, improved access and interpretation of archaeological features	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential to south – deemed compatible	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Campmuir 1 (Elmwood at Campmuir)	Source of site suggestion: All landowners/interested parties identified/aware? Agent		Site History/Previous planning applications, existing local plan policies and proposals: Various proposals for individual dwellinghouses at the roadside.
Settlement: Campmuir	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU269	Outside or adjacent to a settlement boundary? Campmuir is not an LDP settlement	
OS Grid Ref: 737901 321542	Site Size (ha): 5.5	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Landscape capacity statement accompanied Call for Site submission.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture/ grazing/ residential	Proposed Use: Mixed use – proposal for low density residential and equestrian/ cattery/ kennels	Officer Comments Not within defined LDP settlement. Landowners in discussion with small local developer. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No watercourses on site. The River Basin Management Plan conveys that the overall water body quality is poor as a result of arable farming and mineral water collection.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	0	Application of Water Environment and Drainage policies 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.	+
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of Water Environment and 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	No	Check all the GIS Layers for flood risk	0	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding 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	Within River Tay Catchment. Red squirrel and hedgehog identified close to site	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies. Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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.	+
	Are there any local geodiversity sites or wider geodiversity interests that could be affected		No	GIS Layers for Geological Conservation	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
	by the proposal?			Review sites, SSSI, and Tayside 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	Risk of habitat fragmentation, especially during construction	GIS aerial map/OS map/site visit	-	<p>Application of Woodland policies 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>Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted</p> <p>and that development is well set back from watercourses</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	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	No capacity at Burrelton Primary School	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	Core paths about 700 metres to the east, west and south of 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 policies ensures appropriate provision of informal and formal open space alongside development proposals. Creation of new core path links and consider additional linkages to the core path network in surrounding area.	+
	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	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	All of site is prime agricultural land	GIS Layers for carbon richness (which shows whether there is peatland),	-	Good quality soils should be removed and used 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	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	Site has southern facing aspect	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?	A formal access has been formed to serve existing properties and could accommodate small increase in capacity	Site visit Check CFS from aerial map	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	Site is 1 mile from Coupar Angus which is the nearest settlement with a range of services Site is within 400m of bus stop	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check	0	Application of Transport policies. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services should be considered	0

	Site assessment question (click on links embedded in the text 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 Overhead cables through site	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised)	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	Proposal is to replace existing buildings with new dwellings	GIS aerial map/site visit	-	Reuse if appropriate to reuse, considering their suitability and their contribution to built heritage	0
Landscape Designated sites							
	To what extent will any	Landscape	n/a	GIS layers for	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
	designated sites be affected – including NSAs, , and local landscape designations?			NSA, and SLA			
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	Campmuir does not have settlement boundary in LDP. Large flat, open site where development could have detrimental impact on landscape. Landscape Capacity Statement submitted with proposal	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required	-
	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

	Site assessment question (click on links embedded in the text 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)	Archaeology interest to east of site (Lintrose/ Campmuir)	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, as well as the application of the Historic Environment policies.	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 archaeology		0	Requirement for positive enhancements, improved access and interpretation of archaeological features	+

	Site assessment question (click on links embedded in the text 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	Yes	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Pleasance/ Dundee Road	Source of site suggestion: All landowners/interested parties identified/aware? Yes – landowner submitted site.		Site History/Previous planning applications, existing local plan policies and proposals: Proposed at previous Call for Sites stage although not carried forward into MIR due to various constraints (see previous site assessment 298 and 295). The Dundee bypass/ relief road is thought to go through the eastern part of site and this site has been safeguarded for that reason before, in both the Eastern Local Plan and the 2005 Draft Eastern Local Plan. The Reporter also stated that no development should prevent its construction – whilst the route is not confirmed, the bypass corridor should be safeguarded from any development.
Settlement: Coupar Angus	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: CouparAngus1 Proposed Plan Ref: H259	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary	
OS Grid Ref: 322532 739530	Site Size (ha): 13	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Edging onto conservation area. Prime agricultural land. UKT Gas pipeline area of influence. Impact on SAM. Flooding issues.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	ficer Comments Site has various constraints – flooding, conservation/ archaeology (most notably Coupar Angus Abbey), gas pipeline area of influence and part of site is currently safeguarded for future Coupar Angus relief road.	

	Site assessment question (click on links embedded in the text 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 – watercourses adjacent to site boundary (Coupar Burn).</p> <p>The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of 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>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.</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 could be made	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Majority of site identified as medium risk for river flooding and section of west site at high risk from surface water flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No designations. Site within River Tay Catchment.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Application of Biodiversity policies. Additional planting/improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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.	+
	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	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
				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	Possibly – Coupar Burn adjacent to site, with some trees and minor hedgerows bordering sites.	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 (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>	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	No	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
	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	Coupar Angus Primary School currently has capacity (64%). Site close to health centre.	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 Paths and Rights of Way surrounding site – opportunity to improve access and green infrastructure.	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 within New Developments policy to ensure appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along southern boundary 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	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	-	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	No. Majority of land is prime agricultural land (Grade 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.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years	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	Site is exposed so could make use of solar gain. Minimal shelter from prevailing winds.	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?	Assume site can be accessed from local road network.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policies. 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	Majority of site is within 400m bust stop buffer. Site 400m from town centre by walking or cycling.	GIS layer for bus stops has a 400m buffer	0	Application of Transport and Accessibility policies which requires development	+

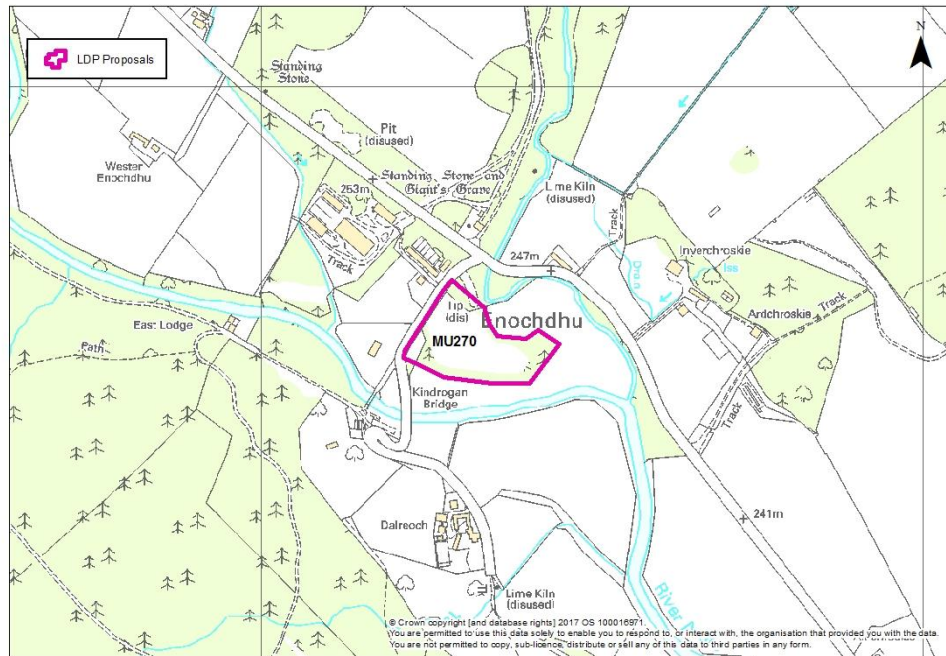
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				so you can see if it is within easy active travel distance Check distance to local services and amenities		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	Yes – UKT Gas Transmission Pipeline goes through site.	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	--	n/a	--
	Does the proposal support a	Material	Coupar Angus is a tiered settlement.	Check NPF3	+	Include site within settlement	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Assets	Site is outwith but adjacent to the settlement boundary.	and TAYplan SDP		boundary	
	Will the site make use of existing buildings?	Material Assets	n/a	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	n/a	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site would be visible on both sites on approach into the town, site currently outwith although adjacent to settlement boundary. Surrounding landscape is largely greenfield with a small section of the northern edge residential.	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 town.	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material	No	GIS layer greenbelt	n/a	n/a	n/a

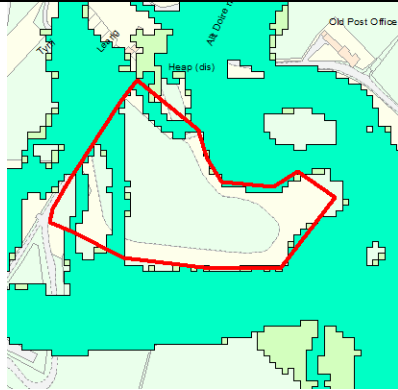
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
Material assets							
	Is the option 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	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
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 archaeology within the area are covering the whole of the eastern part of site (Stoneye). Pleasence Farmhouse adjacent to site at south western edge which is a category C listed building. Coupar Angus Conservation Area is also adjacent to the site. Coupar Angus Abbey (Index no. 5772) and precinct borders site to the north (Scheduled Ancient Monument).	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

	Site assessment question (click on links embedded in the text 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	Access could be improved to the Historic Environment given the proximity although development may encroach on the setting.		0	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Development may be detrimental to surrounding historic environment.	OS map and site visit	-	As above.	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Enochdhu 1 (Duncan's Top)	Source of site suggestion: All landowners/interested parties identified/aware? Agent		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications
Settlement: Enochdhu	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU270	Outside or adjacent to a settlement boundary? Enochdhu not a defined settlement within LDP	
OS Grid Ref: 762611 306320	Site Size (ha): 2.9	Within a TAYplan preferred Settlement, if so which settlement tier? no	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is bounded by a road on the western side, tree belts to the east and south. Site itself relatively flat grassland.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agricultural	Proposed Use: Residential and mixed use	Officer Comments Need for more residents and to become sustainable community. Proposal to incorporate District Heating System using locally sourced materials. Incorporating live/ work and business units. Mount Blair CC would like to challenge PKC that there is no demand for housing in the area. No settlement boundary. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Watercourse surrounding majority of site.</p> <p>Water main installed in village in 2010 and extra capacity was allocated incase of future development.</p> <p>The River Basin Management Plan shows that the overall quality of the water body is good.</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 Water Environment and Drainage policy 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 could be made	GIS Layer for existing network	-	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	Site is bound by flooding risks although only a small section of the site is at medium risk from river flooding – see below extract.	Check all the GIS Layers for flood risk	--	Flood Risk Assessment with site layout plan would be required at planning application stage to assess the risk of flooding throughout and surrounding 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	River Tay SAC surrounds site (River Ardle). Within River Tay Catchment Various protected species within vicinity: Great Tit, Willow Warbler, Robin, European Otter.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	--	Application of biodiversity policies. Retention of important trees, additional planting/improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. 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	0

	Site assessment question (click on links embedded in the text 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.	
	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	Wildlife corridors likely to be disturbed, especially during construction, potentially resulting in habitat fragmentation	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, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways 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
						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 Proposal for biomass district heating system using locally sourced materials.	GIS Layers	n/a	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	Within catchment for Kirkmichael Primary School which is operating at 92% capacity	GIS Layers for school catchments	--	Developer contributions towards education would be required.	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 paths and Adopted Right of Way around site (Cateran Trail)	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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path links and consider additional linkages to the core path network in surrounding 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
	Will the proposal create/reduce employment land/opportunities?	Population	Mixed use proposal including live/work units as well as stand alone business units	Check CFS form	-	Proposal would provide business units and employment in the local area. Live/work units would reduce the need for people to commute	++
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	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	n/a	n/a	n/a
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes, within next five years	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	Site is south facing with some treebelt 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?	Site adjacent to A924 – may be capable of further development	Site visit Check CFS form aerial map	0	Application of Transport policies. 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	No services in village, Bus service to Blairgowrie	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 Transport policies. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services would be required	-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	No – although revenue from development would enable repair/ conversion of existing stone buildings	GIS aerial map/site visit	-	Repair of existing farm buildings through revenue generated from new development	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	Ancient woodland bounds south east of site with further woodland surrounding site	GIS layers for NSA, and SLA	-	Retaining woodland in line with Scottish Government Control of Woodland Removal 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	Enochdhu has no settlement boundary as it is a smaller village. Distinct landscape and very large site and scale in relation to current built environment within village.	Check existing LDP GIS layer wild land Check the landscape	-	Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required	0

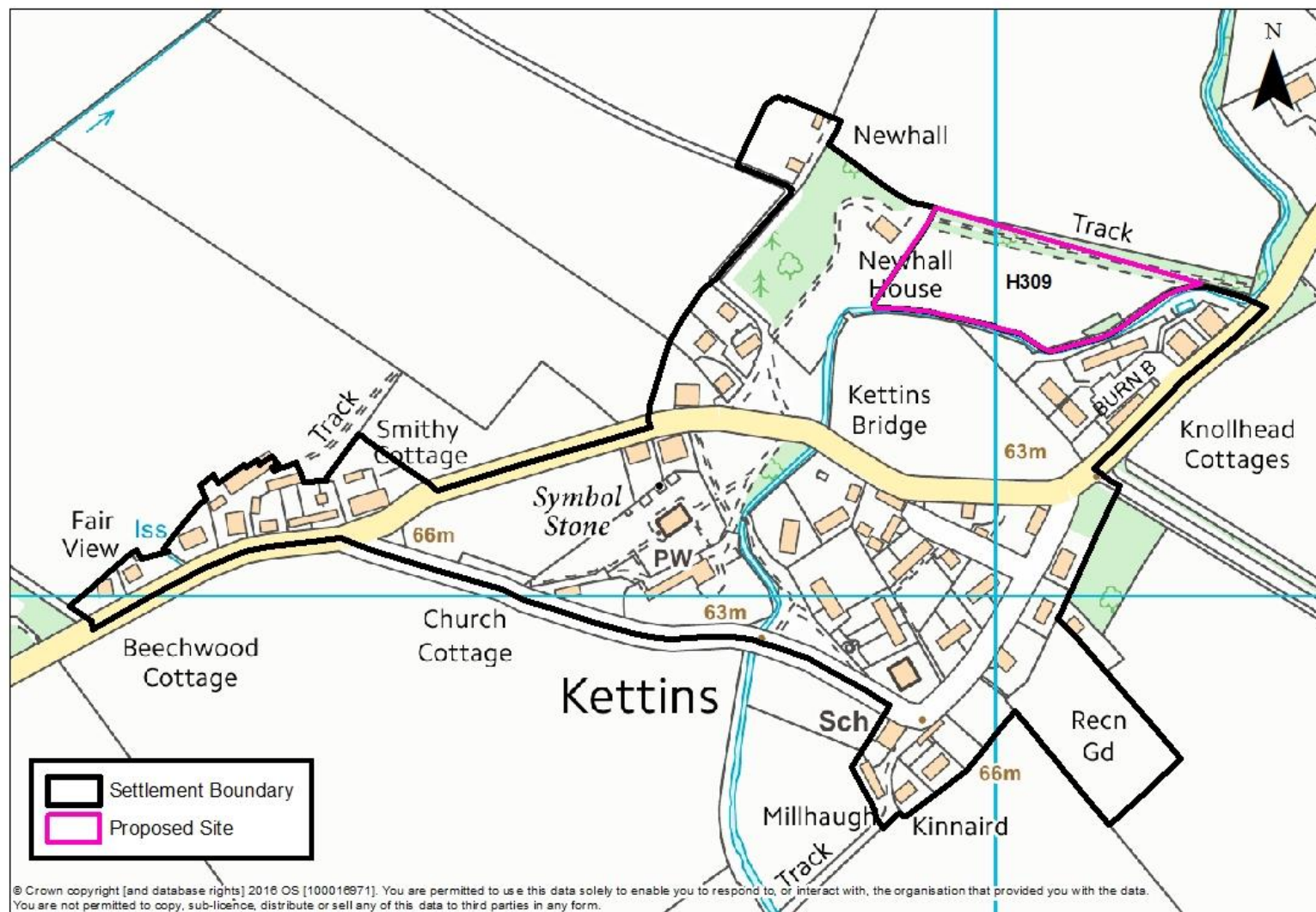
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Archaeology/ listed bridge (Kindrogan Bridge) to south of site. Standing Stones (Ardle's Grave) in vicinity to north of site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design	+
	To what extent will the proposal result in the 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 improve access/ interpretation		0	Requirement for positive enhancements, improved access and interpretation of archaeological features	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	No	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
	marketability etc.	Assets		form			

Site Name: North east of village	Source of site suggestion: Main Issues Report All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications on the site
Settlement: Kettins	GIS Site Ref: Kettins2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 324496 739174	Site Size (ha): 0.92	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). Site is north east of the existing settlement boundary with residential to the east and west, open space to the south and agricultural land to the north.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Settlement boundary alteration	Officer Comments Approximately half the site is at risk from flooding and the whole site is prime agricultural land. Kettins is approximately 1 mile from the nearest local service centre and so additional development is likely to create more car traffic. Proposed scale of development is unknown but the proposed site boundary has potential to create a sizeable extension to the settlement. In the adopted Plan Kettins is not identified for significant growth and the current settlement boundary already offers the potential to accommodate some small scale additional development.	

		Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements.	
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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 – Kettins Burn adjacent to the eastern and southern boundaries.</p> <p>Waterbody classified as having an overall status of poor with an upward trend in pollutants.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> <p>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) layer</p>	-	<p>Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>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 could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	Eastern half of the site at risk of river flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the burns on and adjacent 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
		Health				the site.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No impact on protected species or areas however tree belts around the site boundary which are likely to have some interest.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Retention of important trees, structural planting, hedgerows etc.	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	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	Site itself is open but there are tree belts on the boundaries particularly to the north and south. Most value likely to be in connecting to the existing network of trees in and around the village.	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,	+

	Site assessment question (click on links embedded in the text 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)	Population and human health or material assets	Catchment for Kettins Primary which has capacity.	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	No loss of maintained open space. Core path outwith the site to the west.	GIS layers for core paths and rights of way and maintained open space	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and existing LDP for open space allocations		development proposals. Opportunities to link to the core path to the west should be explored.	
	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 known contamination issues Class 2 prime agricultural land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Good quality soils removed and used elsewhere in Perth & Kinross	--
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Unknown but assume within 5-10 years of adoption (2023 - 2028)	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	Trees surrounding site offer protection from prevailing winds but may reduce scope for solar gain.	Check CFS form, aerial map and possibly site	0	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
				visit		climatic changes in precipitation and temperature.	
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	<p>A track runs along the northern boundary of the site but access may have to come through the grounds of Newhall House or either would involve crossing the Kettins Burn from the A923.</p> <p>Capacity of the local road network to support significant additional development likely to be a constraint.</p>	<p>Site visit</p> <p>Check CFS form</p> <p>Aerial Map</p>	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	-
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Limited facilities within Kettins. Site is 1 miles from services and facilities in Coupar Angus.	<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>	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None 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	No impact on designated sites	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	The site is contained by tree belts to the north and south.	Check existing LDP GIS layer wild	0	Enhancement of the existing landscape framework for the site.	+

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	n/a	n/a	n/a
	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
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	Capacity of road network to support	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
	marketability etc.	Assets	significant additional development may be a constraint.	form			

Site Name: Kirkmichael 1	Source of site suggestion: All landowners/interested parties identified/aware? Landowner		Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications
Settlement: Kirkmichael	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU271	Outside or adjacent to a settlement boundary? Outside and adjacent to settlement boundary	
OS Grid Ref: 760254 308413	Site Size (ha): 24	Within a TAYplan preferred Settlement, if so which settlement tier? no	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Valley on River Ardle, low lying area. War memorial Topography would allow development to be less visible, sloping up to north
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Mixed use	Officer Comments Large site put forward of 24ha although only part could be used if preferable. Village shop and pub would benefit from housing allocation. Largest settlement n Strathardle and Glenshee area, nearest large settlements. Current LDP has loose settlement boundary drawn to allow for small infill development Two separate landowners willing to work together.	

		Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	
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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	Watercourses throughout and nearby site – potential negative impact The River Basin Management Plan conveys that the overall quality of	Check on OS map GIS Landuse layer Waste water	--	Application of Water Environment and Drainage policies offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment;	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			the surrounding water body is good.	drainage hotspots Private water supplies (risk assessed) layer		connection to public sewerage system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of Water Environment and 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	No direct flooding issues although River Ardlie to the south on opposite of road has medium risk of flooding	Check all the GIS Layers for flood risk	0	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding site.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site lies within River Tay Catchment and close to River Tay SAC. Wildcat protected species identified close to site	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	-	Application of biodiversity policies. Consider whether trees onsite possible mitigation retention of trees/tree planting/development setback	0

	Site assessment question (click on links embedded in the text 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		from any watercourses	
	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	Watercourses and woodland on site - Wildlife corridors likely to be disturbed, especially during construction, potentially resulting in habitat fragmentation	GIS aerial map/OS map/site visit	--	Application of Woodland policies 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. Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted. and that development is well set back from watercourses	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
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	n/a	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	Within catchment for Kirkmichael Primary School which is operating at 92% capacity	GIS Layers for school catchments	--	Developer contributions 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	Right of Way and Core path runs through centre of 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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path links and consider additional linkages to the core path network in surrounding area.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Yes – mixed use proposal	Check CFS form	-	Consider whether it should be a mixed use proposal, what other opportunities are there for employment uses within the settlement (is there a lack 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
						provision) and how large is the site (should it be mixed use due to size?)	
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	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	n/a	n/a	n/a
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes within 5 years of LDP	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	Little shelter but south facing site	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.	+

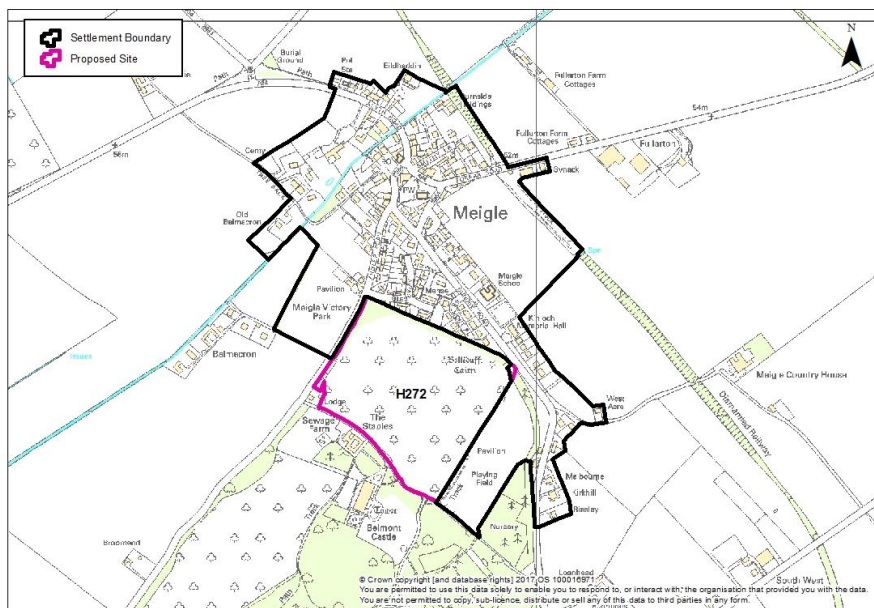
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Access from A924	<p>Site visit</p> <p>Check CFS form aerial map</p>	0	Application of Transport policies. 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	Range of amenities and services in Kirkmichael. Roughly half of site is within a 400m bus stop buffer	<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>	-	Application of Transport policies. Road and access improvements to the satisfaction of the Roads Authority. Extension of bus services 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	<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</p>	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	no	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	Native woodland surrounding majority of site	GIS layers for NSA, and SLA	-	Retaining woodland in line with Scottish Government Control of Woodland Removal 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	Woodland surrounding majority of site. Site outwith settlement boundary - whole site would be too large scale for the village, part of site may be more appropriate scale.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is	-	Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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	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 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	Archaeology interest in centre of site, south east of site and on the south west boundary of site	GIS layers Listed building, Scheduled Monuments, Conservation	--	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)		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	Opportunity to improve access to archaeological features		-	Requirement for positive enhancements, improved access and interpretation of archaeological features	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site too large scale to be compatible	OS map and site visit	-	Smaller site would be compatible	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Meigle 1 (Ardler Road)	Source of site suggestion: All landowners/interested parties identified/aware? Agent/ developer		Site History/Previous planning applications, existing local plan policies and proposals: Site proposed at previous Call for Sites stage although not carried forward into Main Issues Report
Settlement: Meigle	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H272	Outside or adjacent to a settlement boundary? Outwith and adjacent to settlement boundary	
OS Grid Ref: 744151 328718	Site Size (ha): 11.9	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Belliduff Cairn (SAM) in north east corner of site. Site shares a boundary with B listed Belmont Castle Stables and A Listed Belmont Castle. Flat site well screened by trees. Whole site is prime agricultural land.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential with open space and woodland	Officer Comments Bellway Homes – there is a suggestion that current allocations (H68 and H69) are ineffective and some 150 new houses would support local facilities. However H68 is currently preparing a planning application after some pre-application discussion with the Planning Authority. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Potentially</p> <p>Within River Tay Catchment</p> <p>The River Basin Management Plan conveys that the water body quality is poor as a result of arable farming and mineral water extraction.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of Water Environment and Drainage policies 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. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made. WWTW to be upgraded	GIS Layer for existing network	-	Application of Water Environment and 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	No flood risk on site. River flooding to west of site at medium probability.	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 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	Red squirrel and hedgehog identified in close proximity to site Site lies within River Tay Catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Application of Biodiversity policies. 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		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.	
	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	Woodland borders the majority of site and therefore development could result in habitat fragmentation	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
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	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and huma health or material assets	There is currently capacity at Meigle Primary School	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity	Popl and human health	Core path surrounds majority of site, links could be enhanced. Victory	GIS layers for core paths	-	Application of Open Space in New Developments policy	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of open space and connectivity and accessibility to open space or result in a loss of open space?	or material assets	Park adjacent to west of site	and rights of way and maintained open space and existing LDP for open space allocations		ensures appropriate provision of informal and formal open space alongside any development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	-	Proposal could contain employment uses or be designated as mixed use site to encourage opportunities.	+
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	Brown firest soils. Site 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	Yes within 5 years	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site could benefit from solar gain and due to boundary planting site would be protected from prevailing winds	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?	Access possible from Ardler Road, although this road is narrow at potential access point with no footpaths	Site visit Check CFS form aerial map	-	Application of Transport policies. 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	Local services within easy reach to Meigle village centre. Bus services run to Blairgowrie and Perth	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 Transport policies. Road and access improvements to the satisfaction of the Roads Authority. Consideration should be given to extension of bus services	+
	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. Overhead telecommunication lines currently cross the site	GIS layers for pylons, gas pipelines, scottish gas	n/a	n/a	n/a

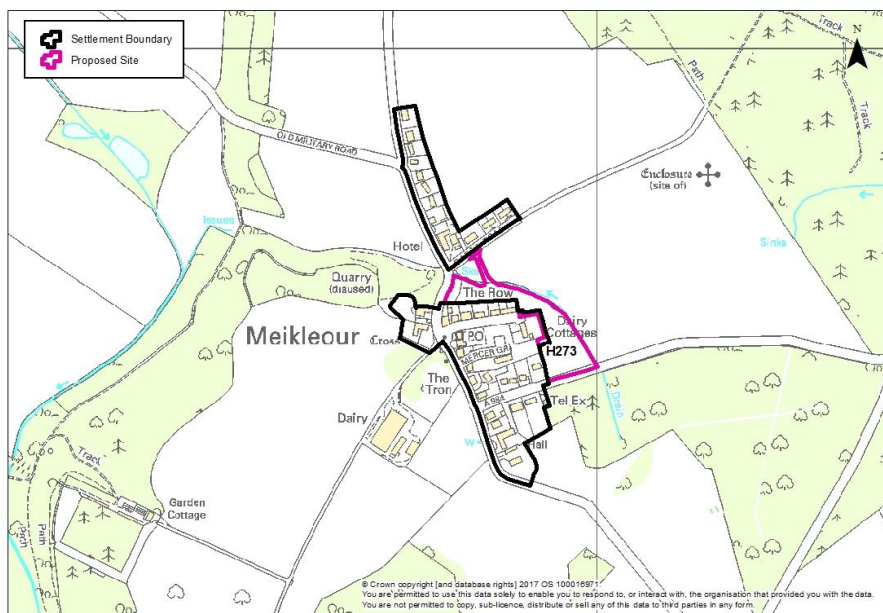
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>The area is distinctive in that it is surrounding Belmont Castle and Belliduff Cairn SAM.</p> <p>Woodland surrounding site.</p> <p>Adjacent to settlement and fairly well screened site.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	-	<p>Landscaping and tree planting to screen the development should be required to minimise the visual impact upon approach to Rosemount.</p> <p>Historic environment policies to be applied to ensure design is sympathetic to surroundings.</p>	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	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)	Yes - Belliduff Cairn (SAM) in north east corner of site. Site also shares a boundary with B listed Belmont Castle Stables and A Listed Belmont Castle.	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	Opportunity to enhance access to both the SAM and grounds of Listed Buildings		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland. Positive enhancements and enhanced access to features would be required. Site design and layout would need to incorporate these requirements.	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA	Neighbours comprise of residential, historic environment, recreation and	OS map and 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
		topics depending on neighboring uses	agricultural land uses.				
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Limited capacity at Meigle WWTW.	Check CFS form	-	Scottish Water growth project required.	-

Site Name: Meikleour 1	Source of site suggestion: All landowners/interested parties identified/aware? Landowner		Site History/Previous planning applications, existing local plan policies and proposals: Site proposed at previous Call for Sites stage although not carried forward to Main Issues Report 2010. The site was previously included within the settlement boundary in EALP 1998 and no planning applications were received.
Settlement: Meikleour	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Meikleour 1 Proposed Plan Ref: H273	Outside or adjacent to a settlement boundary? Outside and adjacent to boundary	
OS Grid Ref: 739553 315894	Site Size (ha): 1.2	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site lies wholly within Meikleour Conservation Area which seeks to protect the character and historic integrity of the area. The site borders some ancient woodland as well as well as a Historic Garden/Designated Landscape indicating that that the surrounding landscape and setting is of significant value. There are a lot of trees around the site and in Meikleour in general which should be retained to conserve the landscape character.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential for 12 houses of 1.5 storey. Including 3 affordable houses to be built, owned and managed by Meikleour Trust	Officer Comments Site would enable logical joining up of 2 sections of the settlement although settlement boundary has been drawn tightly with the intention of resisting larger developments. Significant scale of development in comparison to existing village. Loss of habitats and associated wildlife in areas of high biodiversity value within the site such as the trees and wild plants. Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Potential to include as white land within settlement 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There is a small inland waterway running along the north and western boundary of the site.</p> <p>The River Basin Management Plan shows that the overall status of the water body is poor which is wholly as a result of arable farming.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p>	-	Application of Water Environment and Drainage policies 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	Public sewerage not present in village	GIS Layer for existing network	-	Application of Water Environment and 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	Minor part of south east corner of site is at high risk from surface water flooding	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding from the watercourse and south east corner of site.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site lies within River Tay Catchment. Red squirrel identified within surrounding area	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment	-	Application of biodiversity policies. 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. 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.	
	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	Wildlife corridors may be affected by proposal due to watercourse on eastern boundary of site	GIS aerial map/OS map/site visit	-	Application of Biodiversity policies to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control 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
						Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Standard mitigation of no culverting, and restoration of watercourses that have been previously diverted (EP3D) and that development is well set back from watercourses	
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	n/a	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	Glendelvine Primary School roughly 5 miles from village and there is capacity there as currently operating at 45% Meikleour Arms is to north of site. Old Dairy Business Park to west of site (<i>although unsure of businesses operating here and current capacity</i>)	GIS Layers for school catchments	0	Extra pupils in school should have positive impact and will reduce any chance of school closure in future	+

	Site assessment question (click on links embedded in the text 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 path runs along and halts to north of 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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention and enhancement of the core path along northern boundary and provision of 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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Prime agricultural land (3.1). Fluvioglacial and raised beach sands and gravel derived from acid rocks	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.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Call for sites form does not state anticipated delivery	Check CFS form	n/a	n/a	n/a
	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 and some shelter provided in south west by existing housing	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site can be provided from A984 to the south and the Old Military Road to the north. Access could be easily provided	Site visit Check CFS form aerial map	0	Application of Transport policies. 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	Limited services in village. Bus stop 100 metres from site. Blairgowrie is 2.5 miles to north	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services	0	Application of Transport policies. Road and access improvements to the satisfaction of the Roads Authority. Consider extension of bus services	+

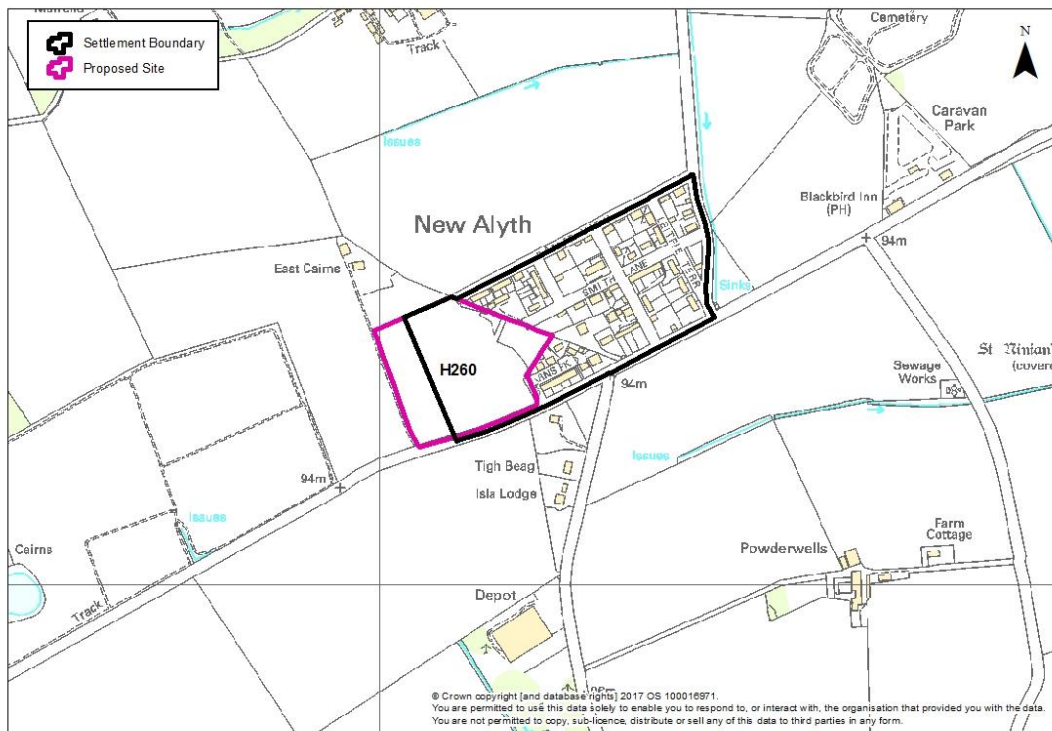
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check for pylons on OS map and on site visit	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	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	No	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	The site borders some ancient woodland as well as well as a Historic Garden/Designated Landscape indicating that the surrounding landscape and setting is of significant value. There are a lot of trees around the site and in Meikleour in general which should be retained to conserve the landscape character.	GIS layers for NSA, and SLA	-	Retention of woodland to sustain character of village. Key view points created to Designed 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
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 may have impact on landscape of area. Proposed site is also within Meikleour Conservation Area.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available	-	Landscaping and tree planting to screen the development should be required to minimise the visual impact. Development would require to be in keeping with current building form and layout, mirroring that of the existing village.	+
	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 annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The site borders some ancient woodland as well as well as a Historic Garden/Designated Landscape indicating that that the surrounding landscape and setting is of significant value.	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)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Opportunity for development to enhance access to Designed Landscape		-	Development could enhance access to, and interpretation of Designed Landscape	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes	OS map and 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 known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	+	n/a	+

Site Name: Extension to H61	Source of site suggestion: Developer/ Agent		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications
Settlement: New Alyth	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: New Alyth Proposed Plan Reference: 260	Outside or adjacent to a settlement boundary? Adjacent to settlement boundary.	
OS Grid Ref: 747293 324106	Site Size (ha): 2.75	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Flood risk assessment already required for H61.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Housing – extension to currently allocated H61 which has not been developed yet.	Officer Comments: A&J Stephen feel H61 (3.4ha) boundary is not logical and a small extension would make sense and benefit from tree boundary on western edge. Housing numbers would increase from 20 to 50 (therefore I presume a higher density is proposed). Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No – there are no water issues. Within River Tay Catchment. The River Basin Management	Check on OS map GIS Landuse	0	Application of Water Environment and Drainage policy offers potential to avoid/reduce/mitigate and enhance any possible impacts on the 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
			Plan shows that the overall status of the relevant water body is poor, which is as a result of arable farming and mineral water production.	layer Waste water drainage hotspots Private water supplies (risk assessed) layer		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.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of Water Environment and 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	The site is not at risk of flooding. Small section to the south of site which is at medium risk for surface water flooding – development may have a small risk of impacting on this.	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 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	There are no significant designations on or close to the site. However, as it is a greenfield site currently in agricultural use, biodiversity is likely to be affected particularly throughout the construction phase of the development. Site lies within River Tay	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Application of Biodiversity policy. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan. Where appropriate, measures to enhance biodiversity will be implemented. Such	0

	Site assessment question (click on links embedded in the text 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	catchment River Tay Catchment		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.	
	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	Throughout construction habitat fragmentation is likely. The tree lined boundary to the west and north of site would provide a constant wildlife corridor.	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, habitat creation, habitat creation for protected species (e.g. barn owl boxes,	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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	n/a	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	There is currently capacity at Alyth Primary School.	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	Development on this site would be on greenfield land on the edge of New Alyth, although adjacent site is already identified for development and the land is currently in agricultural use and not used for recreation.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open	0	Application Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along northern boundary and consider additional linkages to the core path network 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
			Adopted core path to the north of the site.	space allocations		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	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No – brown forest soils.	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, this extension to H61 could make the whole development more viable.	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected	Climatic factors	Yes, the site is southerly facing and protected from prevailing winds by treebelt to the west of	Check CFS form, aerial map and	0	Siting and design to take account of solar orientation. Include sustainable design 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
	from prevailing winds?		site.	possibly site visit		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 would be taken from north of site from A926	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policy. 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 is roughly 1000 metres from the centre of Alyth with bus stops a short walk away. Site is wholly within the bust stop buffer.	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 Transport and Accessibility policy. Road and access improvements to the satisfaction of the Roads Authority.	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	n/a	n/a	n/a

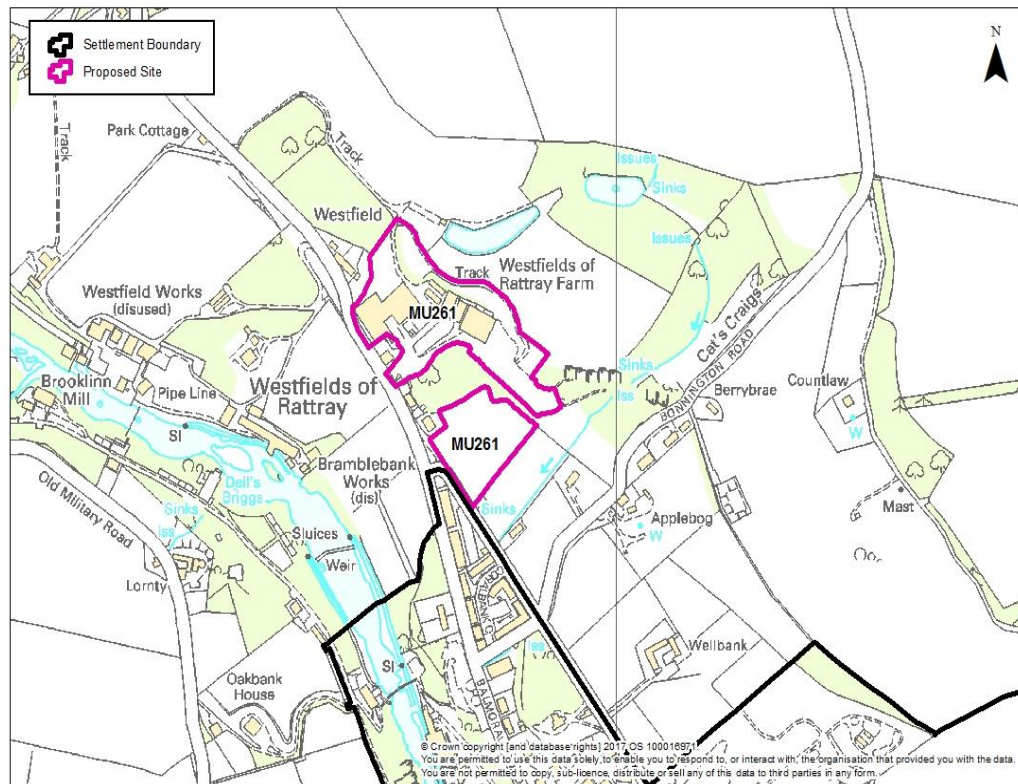
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	No	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	Ancient woodland to the south of site.	GIS layers for NSA, and SLA	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy.	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure	Landscape	Yes	Check existing	-	Further landscaping and tree planting to	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	that development does not exceed the capacity of the landscape to accommodate it? (see notes)			LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit		screen the development should be required to minimise the visual impact.	
	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 annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
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	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)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with neighbouring uses – adjacent to currently allocated LDP site so will be residential use. North and western boundaries are a treebelt.	OS map and 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 known constraints to development e.g. ownership, marketability etc.	Material Assets	No		+	n/a	+

Site Name: Westfields of Rattray	Source of site suggestion: All landowners/interested parties identified/aware? Yes – landowner suggested site		Site History/Previous planning applications, existing local plan policies and proposals: Site previously identified as BO2 for housing/ mixed use in Draft Eastern Area Local Plan. Included in previous MIR although not carried forward.
Settlement: Rattray	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rattray 1 Proposed Plan Ref: MU261	Outside or adjacent to a settlement boundary? Outside settlement boundary	
OS Grid Ref: 317783 746634 317827 746497	Site Size (ha): 4.3ha	Within a TAYplan preferred Settlement, if so which settlement tier? Yes tier 2 – Blairgowrie/ Rattray	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Former pig farm now used for agricultural storage/ parking area for agricultural vehicles. Sits up on verge on way out of Rattray, quite visible from road. Redundant buildings considered an eyesore on approach to Blairgowrie/ Rattray
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield (derelict buildings) and greenfield	Proposed Use: Mixed Use	Officer Comments If site was to progress, would be a considerable extension to the settlement boundary. Landowner believes buildings could not be restored – removing them could be a visual benefit for northern approach into Blairgowrie/ Rattray. Landowner states that Persimmon are interested in site. Landowner has considered redevelopment under Policy RD3 although this is restricted to 5 units which would not support viability of the 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly - Watercourses close to site. The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	-	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	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Very minor part of southern site has high 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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						adjacent to the site.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Red squirrel and viviparous lizard identified close to site. Site within River Tay Catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	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	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	Possibly – some trees in and around 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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
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	n/a	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	Rattray Primary School currently at capacity (82%)	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	Popl and human health or material	Site is adjacent to a maintained open space on southern edge (Westfield Common). Adopted core paths within vicinity – links could be	GIS layers for core paths and rights of way and	-	Application of Open Space within New Developments policy ensures appropriate provision of informal 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
	or result in a loss of open space?	assets	enhanced.	maintained open space and existing LDP for open space allocations		formal open space alongside development proposals. Retention of the core path links and consider additional linkages to the core path network in surrounding area.	
	Will the proposal create/reduce employment land/opportunities?	Population	Yes through mixed use development	Check CFS form	+	n/a	+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield and brownfield. Developing the small section of greenfield alongside the brownfield land would ensure overall development is viable.	GIS aerial map/site visit	0	Development on brownfield land would improve appearance of redundant buildings	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No and no loss of prime agricultural land.	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 within 5 years of plan.	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on a south-western facing slope.	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?	Vehicular constraints due to capacity and state of bridge over River Etricht from Blairgowrie to Rattray.	Site visit Check CFS form aerial map	-	Application of Transport and Accessibility policy. Access road would need to be delivered to the satisfaction of the Council as Roads Authority. Size of development should be modest to ensure bridge has capacity for additional vehicles crossing regularly.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Majority of site within 400m buffer for 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	-	Application of Transport and Accessibility policies which requires development proposals to be easily accessible to all modes of transport.	0

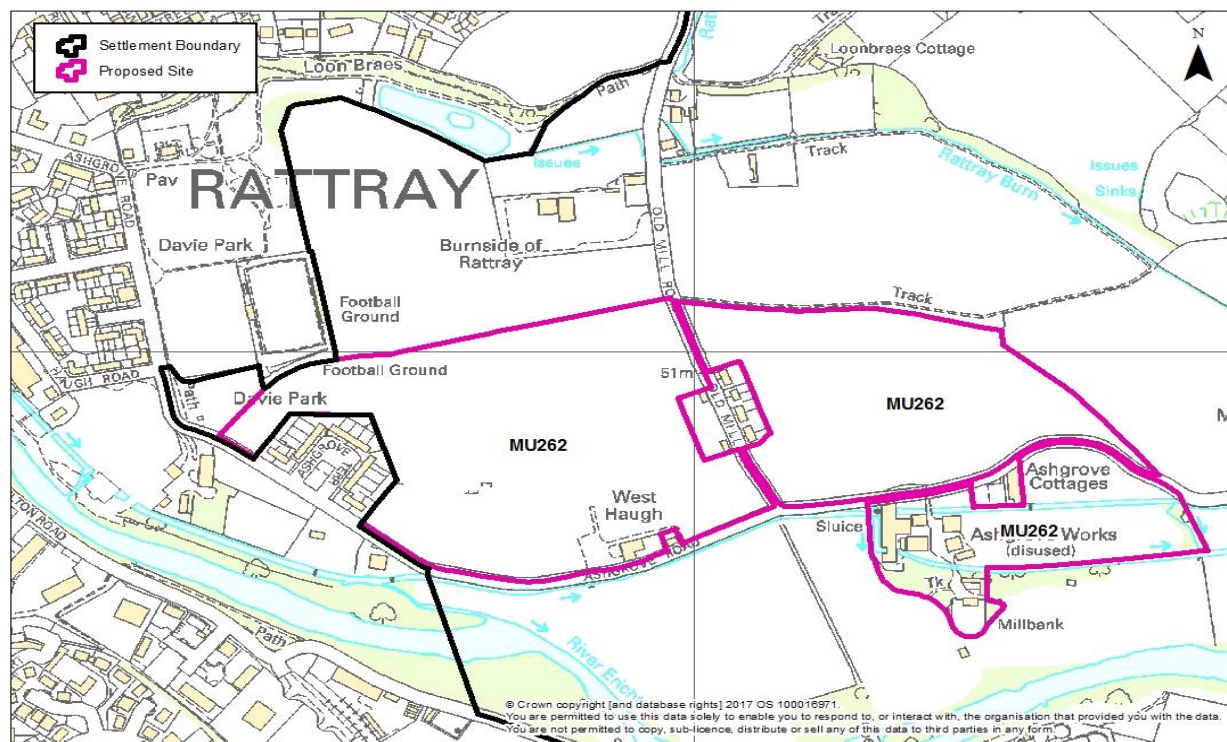
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	Existing piggery buildings onsite, however unlikely to be redeveloped.	GIS aerial map/site visit	-	Buildings not appropriate for reuse.	-
Landscape Designated sites							
	To what extent will any designated sites be affected –	Landscape	n/a	GIS layers for	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
	including NSAs, and local landscape designations?			NSA, and SLA			
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	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 from northern approach into Rattray. The demolition of current buildings would be an advantage on the landscape.	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	n/a	GIS layer greenbelt	n/a	n/a	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

	Site assessment question (click on links embedded in the text 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)	Archaeology noted on site (quarry).	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	Archaeology present adjacent to site – Westfields of Rattray Quarry. Access and interpretation could be enhanced through redevelopment of site.		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	+

	Site assessment question (click on links embedded in the text 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	Unlikely to be any issues with neighbours.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Viability issues apparent for small scale development through Housing in the Countryside. Therefore zoning the site for housing would allow development to progress for more than 5 units whilst enhancing the visual impact of the site.	Check CFS form	-	Allowing site to progress as housing allocation would enable development – all relevant LDP policies would be applicable to ensure overall enhancement of this site.	++

[illegible]



[illegible]

	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site within River Tay Catchment. Red squirrel identified close to site.	GIS layers SAC/SPA/SSSI/NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	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	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	Some trees within site and around periphery. Watercourse running through part of site – possible habitat fragmentation.	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, 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. Development should be well set back from 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	No	GIS Layers	n/a	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	Rattray Primary does not have sufficient capacity (82%).	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 and right of way run through 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 within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path through site and consider additional linkages to the core path network in surrounding area.	+
	Will the proposal create/reduce employment	Population	If the site is taken forward as employment land or mixed use, employment opportunities will be	Check CFS form	-	Site could be considered as mixed use site to assist with regeneration in Rattray and	+

	land/opportunities?		created.			provide local employment land.	
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Part greenfield and part brownfield.	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Alluvial soils. Majority of site grad 3(2) with smaller part grade 2.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Remove good quality soils for use elsewhere	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years (2023-2028)	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	Site is flat and largely south facing. Minimal shelter from prevailing winds.	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?	Road network currently unable to accommodate this level of development due to capacity and structural issues with river crossing at River Etricht	Site visit Check CFS form aerial map	-	Developer requirement for a new bridge across River Etricht to provide another access from Blairgowrie which should also relieve Blairgowrie town centre traffic pressures.	+
	Is the site close to a range of	Climatic	Site wholly within a 400m buffer of	GIS layer for bus	-	Application of Transport and	0

	facilities? Can these be accessed by public transport?	factors and human health	bus stops. Site 0.5 mile from Blairgowrie town centre. Davie Park on edge of site.	stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities		Accessibility policies which requires development proposals to be easily accessible to all modes of transport. Considering size of the site, additional bus stops may be considered.	
	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. Pylons run along edge of site.	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	-		-
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	Not stated in CFS form, buildings on part of site – some derelict and some in use.	GIS aerial map/site visit	-	Seek reuse if appropriate to reuse, considering their suitability and their contribution to built heritage	0

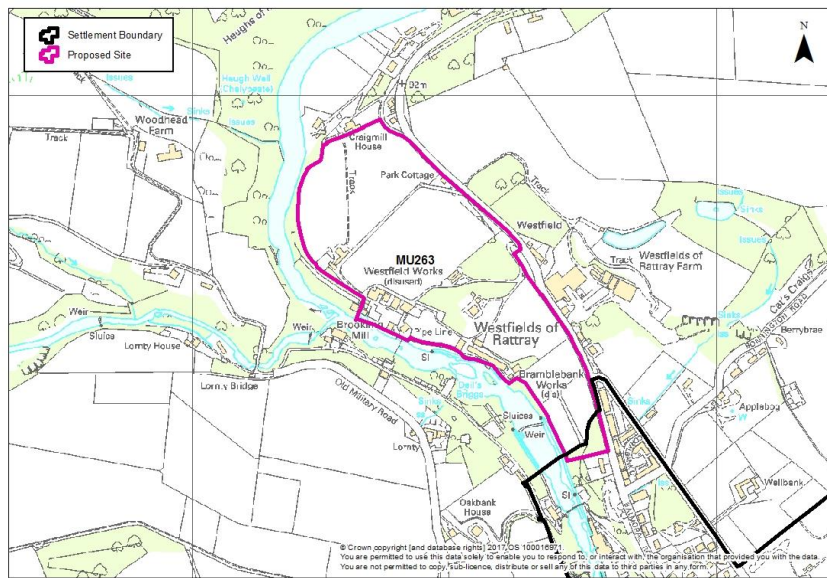
Landscape Designated sites

	To what extent will any designated sites be affected – including NSAs, and local landscape designations?	Landscape	n/a	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site outwith although adjacent to settlement boundary. Site is currently populated with polytunnels on majority of site. Depending on size of allocation, there may be an impact on landscape character although likely to have sufficient capacity to accommodate and would provide significant regeneration.	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 of development.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	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 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)	Archaeology/ Listed Buildings on site - Ashgrove Cottages and Erichside Works. Scheduled Monument – Milton of Rattray cursus close to the east of proposal 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. 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	Site adjacent to Ericht Mills – archaeological interest although site is currently derelict.		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland. Potential developer requirement to enhance appearance of the Ericht Mills and ensure safety.	+
Constraints							
	Is the site impacted by/compatible with	Could relate to all SEA	Compatible with neighbouring uses – small housing development and	OS map and site	+	n/a	+

	neighbouring uses?	topics depending on neighboring uses	agriculture predominant neighbours.	visit			
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Requirement for new bridge crossing over River Etricht may make this development unviable.	Check CFS form	-	Developer requirement for new river crossing and developer contributions to this. Phasing of development in line with bridge construction.	+

Site Name: Westfield Works	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: No previous planning applications
Settlement: Rattray	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rattray3 Proposed Plan Ref: MU263	Outside or adjacent to a settlement boundary? Outside settlement boundary, southern part adjacent.	
OS Grid Ref: 317473 746663	Site Size (ha): 11	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Low lying, bottom of a valley.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture and brownfield (former textile mills)	Proposed Use: Mixed use	Officer Comments Vast site – this scale of development is not the future vision for Rattray and current infrastructure may not accommodate this scale.	



	Site assessment question (click on links embedded in the text 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>Watercourse onsite and surrounding south west boundary of site.</p> <p>No waste water drainage hotspots</p> <p>No private or public water supplies within 250m.</p> <p>The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of 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>Application of Water Environment and Drainage policy 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 could be made	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 development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	<p>Very minor corner of site detected for medium probability of river flooding.</p> <p>Larger central section of site identified for high probability of</p>	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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			surface water flooding.			adjacent to the site.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within River Tay SAC catchment and close proximity to River Ericht. Red squirrel and Vivparous Lizard recorded on site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of Biodiversity policies. Retention of important trees, additional planting/ improvements to the landscape, green networks and riparian landscape before allowing development. Provision of a landscape plan.	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	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	Possibly. Small woodland onsite (nonconiferous trees/ broadleaved woodland) and close proximity to River Ericht.	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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						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.	
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	n/a	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	Rattray Primary School currently at capacity (82%).	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	Adopted core path to the north of site although discontinues before reaching site – opportunity to	GIS layers for core paths and rights of	-	Application of Open Space within New Developments policy ensures appropriate	+

	Site assessment question (click on links embedded in the text 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	improve links in and around site.	way and maintained open space and existing LDP for open space allocations		provision of informal and formal open space alongside development proposals. Retention of the core path to the north of site and consider additional linkages to the core path network in surrounding area.	
	Will the proposal create/reduce employment land/opportunities?	Population	Yes – proposal is for a mixed use site.	Check CFS form	+	n/a	+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Mixture of green and brownfield.	GIS aerial map/site visit	0	n/a	0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No (3.2 agricultural land).	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	Within 5-10 years (20023-2028)	Check CFS form	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is protected from winds being in the bottom of a deep valley. Could be positioned to enhance solar gain through 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.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Road network currently unable to accommodate this level of development due to capacity and structural issues with river crossing at River Etricht	Site visit Check CFS form aerial map	-	Developer requirement for a new bridge across River Etricht to provide another access from Blairgowrie which should also relieve Blairgowrie town centre traffic pressures.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Southern part of site (approx. one third of site) is within 400m bus stop buffer.	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 Transport and Accessibility policies which requires development proposals to be easily accessible to all modes of transport.	0
	Is the site within a Health and	Material	No	GIS layers for	n/a	n/a	n/a

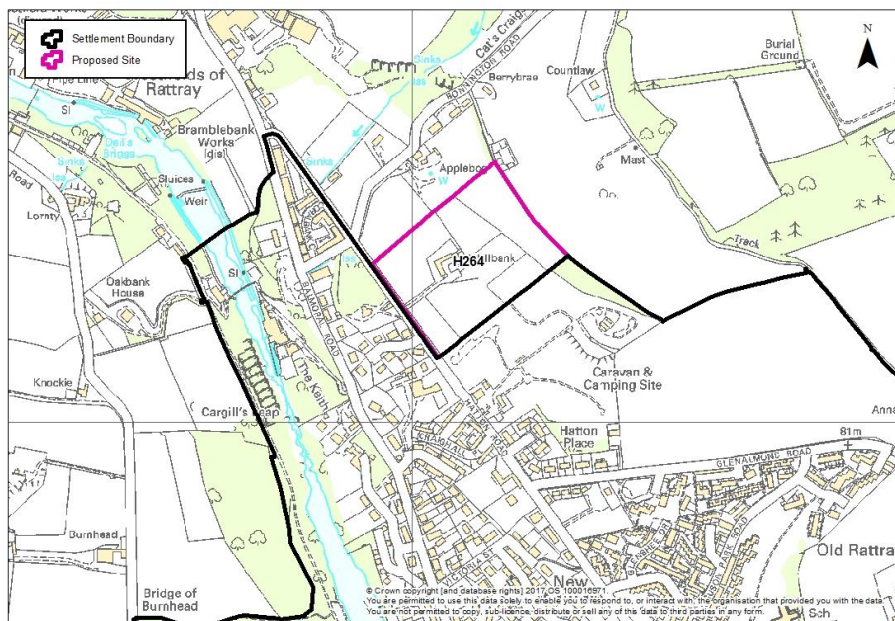
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Assets and Population and Human Health		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			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	The proposal seeks to refurbish the existing textile mills and incorporate into the new development.	GIS aerial map/site visit	-	Reuse appropriate, considering their suitability and their contribution to built heritage	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, and local	Landscape	n/a	GIS layers for NSA, and SLA	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
	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	Site outwith settlement boundary although unlikely to affect surrounding landscape due to location in valley.	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 from the opposite side of River Etricht. Otherwise site location in lower valley acts as a landscape screen from main road.	+
	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

	Site assessment question (click on links embedded in the text 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)	Archaeology listed onsite and bordering: Craigmill Mill, River Etricht Weir and Lade, Westfields of Rattray Mill.	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	Opportunities likely to be limited		-	Application of Historic Environment policies 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	Compatible	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	+

Site Name: Wellbank, Rattray	Source of site suggestion: All landowners/interested parties identified/aware? Yes- Landowner suggested site		Site History/Previous planning applications, existing local plan policies and proposals: Site included in previous MIR although not carried forward into LDP.
Settlement: Rattray	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Rattray 4 Proposed Plan Ref: H264	Outside or adjacent to a settlement boundary? Outwith but adjacent to settlement boundary	
OS Grid Ref: 318088 746261	Site Size (ha): 4.68	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Undulating, tree boundary on 3 sides. Neighbouring with caravan park, may be detrimental to landscape setting on approach to Rattray from north.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Small holding agricultural grazing and domestic property	Proposed Use: Residential	Officer Comments Identifying site may have detrimental impact on adjacent caravan park.	



	Site assessment question (click on links embedded in the text 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	Unlikely. The River Basin Management Plan shows that the overall status of the relevant water body is poor which is primarily as a result of arable farming.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk	-	Application of Water Environment and Drainage policy 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 can be made	GIS Layer for existing network	-	Application of Water Environment and 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	Very minor section of site has low probability for surface water flooding.	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 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	Red squirrel identified on site. Site within River Tay Catchment.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment	-	Application of Biodiversity policy 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
			River Tay 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	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	Possibly – treebelt and hedgerows surrounding 3 edges of site boundary.	GIS aerial map/OS map/site visit	0	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, 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

	Site assessment question (click on links embedded in the text 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	No	GIS Layers	n/a	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	Rattray Primary School currently at capacity (82%).	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 paths within vicinity – links could be enhanced. Due to location adjacent to caravan park, the fields may be regarded as an informal open resources for tourists.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of Open Space within New Developments policy ensures appropriate provision of informal and formal open space alongside development proposals. Retention of the core path along western and southern boundary and consider additional linkages to the core path network in surrounding area.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No	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
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield and brownfield	GIS aerial map/site visit	0	Redevelopment of brownfield land would provide enhancement to visual amenity of area.	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No and no loss of prime agricultural land.	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 within 5 years of plan.	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on a south-western facing slope. Shelter from trees surrounding site on 3 edges although exposed towards south west and prevailing winds.	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.	+

	Site assessment question (click on links embedded in the text 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?	Vehicular constraints due to capacity and state of bridge over River Etricht from Blairgowrie to Rattray.	<p>Site visit</p> <p>Checks CFS form aerial map</p>	-	<p>Application of Transport and Accessibility policy. Road and access improvements to the satisfaction of the Roads Authority.</p> <p>Size of development should be modest to ensure bridge has capacity for additional vehicles crossing regularly.</p>	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stop nearby and whole site within 400m buffer. Site 0.9 miles from town centre, 17 miles from Perth.	<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>	0	Application of Transport and Accessibility policy 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	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety</p>	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	Blairgowrie is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	Possibly, farmhouse/small holding onsite.	GIS aerial map/site visit	0	Consider reuse of buildings and incorporation into new development.	+
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	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Development would be a loss of open field which may impact landscape in surrounding area.	Check existing LDP GIS layer wild	0	Landscaping and tree planting to screen the development should be required to minimise the visual impact on northern	+

	Site assessment question (click on links embedded in the text 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)	Site opposite listed buildings, Glenshieling House (category C) and Hope Park Home (category B).	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	Opportunities likely to be limited		-	Application of Historic Environment policies and appropriate mitigation and access agreed with Historic Scotland.	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Perhaps some issues with neighbouring caravan park.	OS map and site visit	-	Sensitive site design and layout to ensure compatibility with neighbouring uses. Developer requirements to ensure boundary landscaping and appropriate buffer strips.	0
	Are there any known constraints to development e.g. ownership,	Material	No	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
	marketability etc.	Assets		form			