

**STRATEGIC ENVIRONMENTAL ASSESSMENT POST MODIFICATION ASSESSMENT**

**Post Examination SEA Update**  
**Perth & Kinross Local Development Plan**  
**September 2019**



## **Introduction**

The Environmental Assessment (Scotland) Act 2005 requires plans, programmes and strategies (PPS) produced by public bodies to be subject to Strategic Environmental Assessment (SEA). The Perth & Kinross Local Development Plan (LDP) is an important plan which will guide the use and development of land across the area up to at least 2029.

In December 2015, alongside the LDP Main Issues Report, the Council published and consulted on the SEA Environmental Report. This was followed in December 2017 by an Addendum which provided an assessment of the environmental effects of the Council's Proposed LDP including an assessment of proposed development allocations/suggested sites, the Plan's policies and also the mitigation and enhancement measures identified for individual site proposals.

Following receipt of the LDP Examination Report in July 2019 it was necessary to assess the Reporters' recommendations to identify what impact these had on the SEA, and to undertake any further assessment where required. For each of the issues considered as part of the Examination this Post Examination SEA Update sets out the Reporters recommendation and what, if any, effect(s) each recommendation has including a consideration of any existing assessment(s) already undertaken. A number of new policies have been introduced as a result of the Reporters' recommendations and an assessment of these against the SEA objectives is included in Section 3.

This Update is split into four parts:

1. Visions & objectives
2. Spatial Strategies
3. Policies (inc new policies)
4. Proposals/Settlements/Allocations (inc settlement boundaries, sites) / General Issues (whole plan)

Page 4 outlines where each of the modifications has been considered as part of this SEA Update.

**Methodology**

The methodology for considering the environmental effects of the Reporters’ recommended modifications has been included below. The assessment methodology includes:

- Consideration of any significant positive/negative environmental effects
- Consideration of any previous SEA assessment already undertaken and highlight where there are any key findings relevant to the assessment of the recommended modification.
- Consideration of any individual effects as well as cumulative, synergistic, secondary, and temporary effects.
- Links to any separate detailed assessment(s) where required.

The Council sought the views of the SEA Consultation Authorities (SEPA, SNH and HES) in August 2019 and no objections were raised to the proposed assessment methodology for considering the environmental effects of recommended modifications to the Plan.

ISSUE	REPORTER’S RECOMMENDATIONS	REPORT PAGE NO.	SEA IMPLICATIONS – ANY CHANGES FROM PREVIOUS ASSESSMENT
Issue Number as contained in Examination Report	List of Reporter’s Recommended Modifications	Report Page No.	<p>Consider any SEA implications including any significant positive/negative environmental effects from modifications.</p> <p>Consider previous SEA assessment undertaken for the vision/objective, spatial strategy, policy, or proposal, and highlight any key findings relevant to the proposed modification. Consider SEA documents for other PPS where relevant e.g. TAYplan SDP, if relevant to modification.</p> <p>Consider any individual effects as well as cumulative, synergistic, secondary and temporary effects.</p> <p>Where relevant, report where there are any significant environmental effects expected (if any) and how these can be avoided and/or suitable mitigation measures identified – full detailed assessment required</p>

### Modification Table by Section

Issue	Modification	Section of Post Examination SEA Update
01	1-4	Section 1 - Vision & Objectives
	5-10	Section 2 - Spatial Strategy
02	1	Section 3 - Policies
03	1-3	Section 3 - Policies
	4-7	Section 4 - Proposals / Settlements
04	1-2	Section 3 - Policies
05	1-6	Section 3 - Policies
06	1-7	Section 3 - Policies
07	1-5	Section 3 - Policies
08	1-4	Section 3 - Policies
09	1	Section 3 - Policies
10	1	Section 3 - Policies
11	1	Section 3 - Policies
12	1-2	Section 3 - Policies
13	1-3	Section 3 - Policies
14	1, 4-15, 19	Section 3 - Policies
	2-3	Section 1 - Visions & Objectives
	16-18	Section 4 - Proposals / Settlements
15	1-4	Section 3 - Policies
16	1-2	Section 2 - Spatial Strategy
	3-14	Section 3 - Policies
17	1-3	Section 3 - Policies
18	1-4	Section 3 - Policies
	5-6	Section 4 - Proposals/Settlements
19	1-4	Section 3 - Policies
20	1-4	Section 3 - Policies
21	1	Section 4 - Proposals/Settlements
	2-4	Section 3 - Policies
22	1-3	Section 3 - Policies

23	1-4	Section 4 - Proposals/Settlements
	5-12	Section 3 - Policies
24	1-5	Section 3 - Policies (pre-amble)
25	1-12	Section 4 - Proposals/Settlements
26	No mods	N/A
27	1-12	Section 4 - Proposals/Settlements
28	No mods	N/A
29	1-10	Section 4 - Proposals/Settlements
30	1-4	Section 4 - Proposals/Settlements
31	1-6	Section 4 - Proposals/settlements
32	1	Section 4 - Proposals/settlements
33	1	Section 4 - Proposals/settlements
34	1	Section 4 - Proposals/settlements
35	1-2	Section 4 - Proposals/settlements
36	1-3	Section 4 - Proposals/settlements
37	1-2	Section 4 - Proposals/settlements
38	1-6	Section 4 - Proposals/settlements
39	1-18	Section 4 - Proposals/settlements
40	No mods	N/A
41	1-3	Section 4 - Proposals/Settlements
42	1-2	Section 4 - Proposals/Settlements
43	1-2	Section 4 - Proposals/Settlements
44	1	Section 4 - Proposals/Settlements
45	1-2	Section 4 - Proposals/Settlements
46	1-8	Section 4 - Proposals/Settlements
47	1-2	Section 4 - Proposals/Settlements
48	1-2	Section 4 - Proposals/Settlements
49	1	Section 4 - Proposals/Settlements
50	1-7	Section 4 - Proposals/Settlements / General

## Section 1 – Visions & Objectives

This section includes the consideration of any recommended modifications related to the Plan’s visions and objectives.

ISSUE	REPORTER’S RECOMMENDATIONS	REPORT PAGE NO.	SEA IMPLICATIONS – ANY CHANGES FROM PREVIOUS ASSESSMENT
01 – A Successful, Sustainable Place	<ol style="list-style-type: none"> <li>1. Amend the second sentence of the first paragraph on page 14 as follows: “Successful communities are created through their environment, heritage...”</li> <li>2. Amend the final sentence of the vision on page 14 as follows: “...the heart of Scotland, an area which celebrates and enhances its rich natural assets and cultural heritage, and an economically dynamic...”</li> <li>3. Amend the final objective on page 14 as follows: “Maintain the distinctiveness and diversity of the area through the protection and enhancement of the natural and historic environment”.</li> <li>4. Amend the sixth objective on page 14 as follows: “Promotion of a strong cultural character through arts, cultural, community sport and recreational facilities...”</li> </ol>	49	Modifications 1-3 require that specific reference is made to the natural environment in the introductory paragraphs, vision and key objectives for A Successful, Sustainable Place. Modification 4 requires that specific reference is also made to arts and culture in the key objectives. These modifications will give rise to positive environmental effects in terms of SEA Objectives 3&4.
14 – A Low Carbon Place	<ol style="list-style-type: none"> <li>2. Insert the following text as a new paragraph in section 3.2 (page 46) prior to the vision for a low-carbon place: “The planting of new trees and woodlands, as well as the management of existing woodland and forestry assets, will play an important role in supporting the mitigation against, and adaptation to, the effects of climate change.”</li> <li>3. Insert the following text as an additional bullet point under ‘KeyObjectives’ in section 3.2 (page 46): “Promote the sustainable development of electricity generation from a diverse range of renewable and low-carbon energy technologies, including the expansion/ repowering of renewable and low carbon energy generation capacity and heat networks, in accordance with national objectives and targets.”</li> </ol>	226	<p>Modification 2</p> <p>The insertion of additional text in the policy pre-amble to explicitly state the role that the planting of new trees and woodlands, as well as the management of existing woodland forestry assets, will play in supporting the mitigation against, and adaptation to, climate change will not change the overall policy approach. Instead the additional text re-asserts the important role that trees and woodlands will play and therefore will directly support SEA objectives in relation to climatic factors and air quality, as well as other indirect positive effects such as on biodiversity.</p> <p>Modification 3</p> <p>The insertion of an additional objective in the Low Carbon Place policy section will not change the overall policy approach of the Plan. Instead the additional text explicitly states that the Plan supports the promotion of sustainable development of electricity generation from a diverse range of technologies which will give rise to positive effects in relation to SEA objectives for climatic factors. The assessment in the Environmental Report Addendum of Policy 31 has already considered the overall</p>

			<p>principle of supporting renewable and low carbon energy and any localized effects will be most appropriately considered at the detailed planning stage, including the need for EIA, where appropriate. Policy support – subject to detailed consideration - for specific proposals for repowering, energy storage and heat networks has also already been considered through the Environmental Report Addendum and the additional objective does not amend the policy approach in this regard.</p>
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## Section 2 – Spatial Strategies

This section includes the consideration of any recommended modifications related to the Plan’s spatial strategies.

ISSUE	REPORTER’S RECOMMENDATIONS	REPORT PAGE NO.	SEA IMPLICATIONS – ANY CHANGES FROM PREVIOUS ASSESSMENT
01 – A Successful, Sustainable Place	<p>5. Replace table 1 on page 17 with the table in annex 1.</p> <p>6. Add the following sentence to the start of the paragraph under the heading “Housing Land Requirement” on page 16 (see Issue 12):</p> <p>“The Housing Land Requirement is the Housing Supply Target plus 18% generosity. Scottish Planning...”</p> <p>7. Replace “2028” and “12,000” in the paragraph under the heading “Housing Land Requirement” on page 16 with “2029” and “13,000” respectively.</p> <p>8. Add the following new bullet under the heading “Adjustments to the Housing Land Requirement” on page 16:</p> <ul style="list-style-type: none"> <li>• The reallocation of 10% of the housing land requirement for the Highland Perthshire Housing Market Area to the Greater Perth Housing Market Area due to environmental constraints.</li> </ul> <p>9. Delete the paragraph after the bullet points under the heading “Adjustments to the Housing Land Requirement” on page 16 and replace it with the following: “Table 1 identifies a surplus in the provision to meet the housing land requirement in Perth and Kinross as a whole and in all housing market areas except Strathearn (shortfall of 138 homes). The housing land requirement includes 18% flexibility above the housing supply target (332 homes for Strathearn). Any shortfall in the five year supply of effective housing land will be dealt with through the application of Policy 24 (Maintaining an Effective Housing Land Supply).”</p> <p>10. Add new table 1a – Housing Tenure Split (as proposed by the council in this schedule 4) after table 1 on page 17. Amend the figures in table 1a to reflect the housing land requirement figures in the table in annex 1. See also the change to policy 24 recommended under Issue 12 Maintaining an Effective Housing Land Supply. (See Annex 1 attached below)</p>	49	<p>Modification 5 revises table 1 in the Proposed Plan to use the most up to date information available (the 2018 Housing Land Audit) and extend the period under consideration to 2029. This does not change the spatial strategy as set by TAYplan to direct the majority of growth to the principal settlements, and does not change any of the allocations in the Plan.</p> <p>As part of the revision to Table 1 the Reporter has introduced a new adjustment to the calculation: the reallocation of 10% of the housing land requirement for the Highland Perthshire Housing Market Area to the Greater Perth Area. This is due to environmental constraints in the Highland Area which mean that meeting the housing land requirement for this Area in full could have significant environmental impacts.</p> <p>Provision is made in TAYplan Policy 4D for up to 15% of the housing land requirement in the Highland Perthshire Area to be reallocated to another housing market area in serious cases of environmental constraint. Whilst this provision was not included in the Proposed Plan, and therefore not included within the SEA, it derives directly from TAYplan policy 4D which has already been assessed through the SEA of this higher level Plan – the TAYplan Environmental Report pages 103-110) – which concluded that “the proposed changes in the Main Issues Report offer options for managing the scale of new housing growth and where that growth is met. The greater the flexibility through such potential policy changes, the greater the opportunity to protect, manage and enhance the environment in meeting housing need and planning for the most sustainable development strategy” (page 110, paragraph 6.51). This provision does not change any allocation in the Plan, either in the Highland or Greater Perth Housing Market Area, and can easily be accommodated within the Greater Perth Area (where there a surplus of housing land identified to meet the housing land requirement).</p> <p>There may be a slightly negative impact of this modification on SEA Objective 2, accommodating population and household growth, in that the housing land requirement arising in the Highland Housing Market</p>



			<p>Area will not be met in full in that Area although the actual number of houses involved is small – 110 in total or less than 9 houses per year. It is also important to note that the housing land supply calculation for this area only includes a 25% contribution from windfall and small sites when in fact the actual percentage is much higher – averaging 86% 2014-18. The impact on SEA Objective 2 is therefore likely to be less than the land supply calculation would suggest. Furthermore, any negative impacts will be offset by positive impacts on other SEA Objectives especially 16 and 17 on protecting landscape and townscape character. The overall impact of this modification is therefore considered to be neutral.</p> <p>Modification 6 adds clarity but does not change the calculation itself and will therefore not give rise to any significant environmental effects.</p> <p>Modifications 7, 8 &amp; 9 are consequential changes arising from modification 5 and will therefore not give rise to any significant environmental effects.</p> <p>Modification 10 adds a new table 1a to the Plan to provide an indicative split between market and affordable housing. This does not change the spatial strategy, overall figures or any of the allocations in the Plan and will therefore not give rise to any significant environmental effects.</p>
16 – A Natural, Resilient Place	<p>1. Delete the current second sentence of the text following “Spatial Strategy for A Natural, Resilient Place” on page 61 and replace with:</p> <p>“The map on the following page demonstrates the international, national and local natural heritage designations in Perth and Kinross.”</p> <p>2. Amend Strategy Map 4 A Natural, Resilient Place to include international, national and local natural heritage designations and update the key accordingly.</p>	276	<p>Modifications 1 &amp; 2</p> <p>These modifications are intended to include reference to, and visual representation of, international, national and local nature heritage designations. This will not introduce new policy in to the Plan rather it will provide further emphasis on the consideration of these designations through the policy framework. Policy 36 already includes a requirement to consider these designations. Therefore the modifications will not give rise to any additional environmental effects; rather it helps to emphasize the importance of considering these designations as part of the decision-making process.</p>

## Section 3 – Policies

This section includes the consideration of any recommended modifications related to the Plan’s policy framework, including any new policies.

ISSUE	REPORTER’S RECOMMENDATIONS	REPORT PAGE NO.	SEA IMPLICATIONS – ANY CHANGES FROM PREVIOUS ASSESSMENT
02 – Placemaking	1. In Policy 1D, delete the last two sentences and, in their place, add: “These capacities are indicative. On sites with an identified capacity range, any proposal for residential development that falls outside this range will be considered where adequately justified by the applicant and when any associated impacts upon infrastructure, open space and residential amenity can successfully be addressed.”	64	This wording change is not significantly different from the approach of the Proposed Plan policy. It is more explicit as to the capacity ranges being indicative and not being absolute. In terms of SEA, this wording change will not have any significant implications to the assessment undertaken at Proposed Plan stage (through the Environmental Report Addendum) as it simply provides clarification as to the policy approach rather than changing the aims of the policy. Development proposals for allocated sites, including any environmental effects, will be considered in detail at the planning application stage taking in to account any specific developer requirements and may include requirements for the submission of an EIA for further consideration of environmental effects.
03 – Perth Area Transport Issues	<p>1. On page 21 add at the end of Policy 4 Perth City Transport and Active Travel: “Development proposals will only be approved where they will not result in adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation”.</p> <p>2. On page 22: delete Policy Map A Perth City Transport and Active Travel.</p> <p>3. On page 95: at the footnote to Policy 58B New Development Proposals amend the first sentence to read:</p> <p>Non-statutory Guidance for Transport will give guidance on sustainable and active travel, “and the infrastructure requirements (such as the Perth Cycle Network Plan as part of an exemplar walking and cycling friendly settlement and links to other settlements)”;</p> <p>requirements for public transport availability....</p>	88	<p>Modification 1</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p> <p>Modification 2</p> <p>This modification allows more detailed work on key routes and further consultation on them as part of non-statutory guidance. The principles of the key routes remains established in the policy and this amendment just allows the precise routes to be confirmed later. This is a minor modification and would not require further SEA to be carried out.</p> <p>Modification 3</p> <p>This is a minor modification to add clarity and would not require further SEA to be carried out.</p>
04 – Policy 5	1. At the end of the policy but before the note, add the following new wording: “The	104	Modification 1

Infrastructure Contributions	<p>Council currently seeks specified developer contributions towards Primary Education, Auchterarder A9 Junction Improvements and Transport Infrastructure. Other contribution requirements will be assessed on a case-by- case basis.</p> <p><b>Perth City Centre Zone</b></p> <p>Within the Perth City Centre Zone, proposals for fewer than 20 dwellings will not be required to contribute towards Primary Education or Transport Infrastructure. Where a proposal is for 20 or more dwellings, the contribution requirement will be assessed on a case-by-case basis.</p> <p><b>Primary Education and New Housing Development</b></p> <p>Primary Education contributions will be sought from residential proposals for the primary school catchment areas scheduled within the council’s supplementary guidance. This schedule is based upon schools that are currently operating at or above 80% of total capacity and where the cumulative impact of extant planning permissions and Local Development Plan allocations would result in the school projected to be operating at or above 100% of total capacity.</p> <p>Where the Council has invested in primary schools to support future development a contribution will be sought from new residential development within the relevant primary school catchment area. The areas where contributions are to be required will be reviewed annually and published in the council’s supplementary guidance.</p> <p>In assessing new development against the Primary Education contribution requirement, the following principles will apply:</p> <p>Applies to:</p> <ul style="list-style-type: none"> <li>• Dwellings with two or more bedrooms;</li> <li>• Change of use to create a dwellinghouse with two or more bedrooms.</li> </ul> <p>Exemptions for:</p> <ul style="list-style-type: none"> <li>• Affordable and Council Housing;</li> <li>• Applications for dwellings which are not likely to place an additional burden on the existing schools, for example student accommodation linked to a college/university or holiday accommodation;</li> <li>• Single bedroom dwellings;</li> <li>• Sheltered housing.</li> </ul>		<p>This is a minor modification to add clarity and reflect the content of the Supplementary Guidance. It will not require further SEA to be carried out.</p> <p>Modification 2</p> <p>This is a minor modification to add clarity to the ongoing implementation of the policy. It will not require further SEA to be carried out.</p>
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	<p><b>Auchterarder A9 Junction Improvements</b></p> <p>All new development proposals within the Auchterarder A9 Junction Improvement Area may be required to contribute towards the junction improvements.</p> <p>In assessing new development against the Auchterarder A9 Junction Improvement contribution requirement the following principles will apply: Applies to:</p> <ul style="list-style-type: none"><li>• Residential dwellings;</li><li>• Non-residential development where a transport assessment is required;</li></ul> <p>Development out-with the Auchterarder A9 Junction boundary, within the Strathearn Housing Market Area, which is identified to have a significant impact on the junction.</p> <p>Exemptions for:</p> <ul style="list-style-type: none"><li>• Affordable and Council housing;</li><li>• Non-residential developments that do not require a transport assessment or are considered to reduce the need to travel;</li><li>• Proposals within the Auchterarder Development Framework area.</li></ul> <p><b>Perth Transport Infrastructure</b></p> <p>All new development within the Transport Infrastructure contribution area may be required to contribute towards the junction improvements.</p> <p>In assessing new development against the Transport Infrastructure contribution requirement, the following principles will apply:</p> <p>Two tiers of contribution level within Perth Core Area &amp; Out-with Perth Core Area.</p> <p>Applies to:</p> <ul style="list-style-type: none"><li>• All residential dwellings – flat rate contribution for open market and reduced for affordable housing;</li><li>• Non-residential development – individual rate per m<sup>2</sup> based upon different use classes.</li></ul> <p>Exemptions for:</p>		
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	<ul style="list-style-type: none"> <li>• Employment use on brownfield land – employment land is defined as those sites with uses falling within Class 4 (business), Class 5 (general industrial) and/or Class 6 (storage or distribution);</li> <li>• Changes of use to create fewer than five dwellinghouses;</li> <li>• Development which would not increase traffic levels or would support Council objectives.”</li> </ul> <p>2. Add the following new wording to the end of the note:</p> <p>“Other contribution figures and their application to development proposals may be subject to future change. Subject to appropriate consultation, additional contribution requirements may be introduced throughout the lifetime of the development plan.”</p>		
05 – Policy 6 Settlement Boundaries	<p>1. In the second sentence, replace: “...directly adjoining...” with: “...onsites that adjoin...”</p> <p>2. In criterion (a), replace “...is not adjacent to a principal settlement;” with “...does not adjoin a principal settlement boundary;”</p> <p>3. In criterion (c), delete the full stop and, in its place, add: “; and”</p> <p>4. Add the following new criterion to the policy: “(d) will not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).”</p> <p>5. In the third sentence, replace: “...not directly adjoining...” with: “...on sites that do not adjoin...”</p> <p>6. In the final sentence of Note 2, replace: “...adjacent to...” with: “...on sites that adjoin...”</p>	116	<p>Modifications 1, 2, 3, 5 &amp; 6 clarify the wording of Policy 6 but do not change the intent of the policy itself. The modifications will therefore not give rise to any significant environmental effects.</p> <p>Modification 4 is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
06 – Economic Development	<p>1. In the first criterion (b) of Policy 7A, after “...local road network...” add: “...and connections to the national road network...”</p> <p>2. In Criterion (g) of Policy 7A, replace “...impacts...” with “...effects”</p> <p>3. At the end of Criterion (g) of Policy 7A, add the following new sentence: “Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.”</p> <p>4. In the second sentence of Policy 7B, between “... (e)...” and “...of...”, add: “...and (g)...”</p>	125	<p>Modification 1</p> <p>This is a minor modification to add clarity and would not require further SEA to be carried out.</p> <p>Modifications 2 and 5</p> <p>These are minor modifications for better accuracy and would not require further SEA to be carried out.</p> <p>Modifications 3 and 7</p>

	<p>5. In the second sentence of Policy 9: in all cases, replace “...impacts...” with “...effects...”</p> <p>6. In the second sentence of Policy 9: in all cases, between “...Tay...” and “...of...” in the second sentence, add: “...and Dunkeld-Blairgowrie Lochs Special Areas...”</p> <p>7. Add the following new sentence to the end of the second sentence of Policy 9: in all cases: “Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.”</p>		<p>These are minor modifications to add clarity on HRA requirements at the planning application stage and would not require further SEA to be carried out.</p> <p>Modifications 4 and 6</p> <p>These modifications are in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modifications will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
07 – Retail and Commercial Development	<p>1. In the fifth paragraph of Policy 10, replace: “...complementary to city or town centres...” with “..., provided that they would be compatible with existing city or town centre uses...”.</p> <p>2. In the first sentence of Policy 11, between “...offices...” and “...restaurants...”, insert “...cultural facilities (including theatres and other arts venues)...”</p> <p>3. Rephrase and re-order the wording of Policy 12 to read: “Commercial centres are shown on the proposals map. In some of the commercial centres certain uses will be restricted based upon existing planning consents and legal agreements for planning obligations.</p> <p>Proposals to improve commercial centres, including increased floor space will only be acceptable where:</p> <p>(a) a sequential assessment demonstrates that no other suitable site in a sequentially preferable location is available or is likely to become available within the lifetime of the Plan;</p> <p>(b) it can be demonstrated that there would be no significant impact (individual or cumulative) on any city or town centre;</p> <p>(c) it can be demonstrated that the proposal would help meet quantitative or qualitative deficiencies in existing provision;</p> <p>(d) it can be demonstrated that there would be no change to the role or function of the centre in the network of centres;</p>	135	<p>Modification 1</p> <p>This is a minor modification to add clarity and would not require further SEA to be carried out.</p> <p>Modifications 2, 3, 4 and 5</p> <p>These are all minor modifications to add clarity and make the policy consistent with SPP and would not require further SEA to be carried out.</p>

	<p>(e) it would be of an appropriate scale;</p> <p>(f) any detrimental impacts identified in the transport assessment would be mitigated, and</p> <p>(g) parking provision and landscaping would not be compromised.</p> <p>Proposals to modify planning obligations and other planning controls that control floor space and/or the range of goods that can be sold from retail units must be justified by a health check, a retail impact assessment and, where appropriate, a transport assessment.”</p> <p>4. In the first sentence of Policy 13, between “...location...” and “...should...”, insert: “...for any use that generates a significant footfall (retail, commercial leisure, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities)...”</p> <p>5. In criterion (1) of Policy 13, replace “...and...” with “...or...”</p>		
08 – Community Facilities, Sports and Recreation	<p>1. Amend the first sentence of Policy 14A: Existing Areas to read:</p> <p>“Areas of open space, parks, outdoor sports facilities, including sports pitches, and allotments/community growing areas, are areas of land which have value to the community for either recreational or amenity purposes.”</p> <p>2. Add the following text to the end of the first paragraph of Policy 14B: Open Space within New Developments:</p> <p>“The Council will also encourage opportunities for the provision of community growing spaces as part of new developments where appropriate.”</p> <p>3. Amend Policy 14A: Existing Areas by adding the following to the end of the first sentence:</p> <p>“; these areas are located both within and outside settlement boundaries”</p> <p>4. Amend the title of Policy 16: Social and Community Facilities to: “Social, Cultural and Community Facilities.”</p>	143	<p>Modifications 1, 2 and 3 involve minor changes to the wording of Policy 14 in order to provide more clarity of implementation. By adding specific references to community growing spaces and outdoor sport facilities, the policy will better reflect the wording of Scottish Planning Policy. The modifications do not change the intent of the policy itself and do not give rise to any significant environmental effects.</p> <p>Modification 4 is a minor change to the title of Policy 15 in order to better reflect its scope. The modification would not require further SEA to be carried out.</p>
09 – Policy 19 Housing in the Countryside	<p>1. Add the following new sentence to the end of the third sentence: “Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.”</p>	152	<p>This modification seeks to provide additional clarity by reminding applicants of the need for sufficient information to be provided to allow the Council to conduct an appropriate assessment, or to determine whether one is required, as required by Regulation 48(2) of the Conservation (Natural Habitats, &amp;c.) Regulations 1994. The modification does not change the policy itself and will therefore not give rise</p>

			to any significant environmental effects.
10 – Residential Development	1. Add the following new paragraph to the end of Policy 25 (Housing mix): “Where an applicant considers that there are extenuating circumstances which mean that meeting these requirements will render a development economically unviable, the council may reduce or waive these requirements. This must be demonstrated through a Development Viability Statement.”	166	This modification allows for the policy requirement for 10% of the houses on larger developments to be 1 or 2 bedroom to be waived or reduced where it can be demonstrated that this would render a development economically unviable. This is in line with the approach already taken to other developer contributions under Policy 5. Policy 5 was assessed as not requiring SEA because it will not in itself result in any physical development; rather it provides a statement of the approach the Council will follow in seeking financial contributions from developers. In light of this it is not considered that the modification will give rise to any significant environmental effects.
11 – Policy 23 Delivery of Development Sites	1. Amend the third sentence of Policy 23 (Delivery of development sites) to read:  “On sites of 300 houses or more the Delivery Strategy should demonstrate how delivery will be maximised, including proposals for involving a range of developers and consideration of provision for self-build.”	172	Modification 1  This is a minor modification to add clarity and would not require further SEA to be carried out.
12 – Policy 24 Maintaining an Effective Housing Land Supply	1. Amend the second sentence of Policy 24 (Maintaining an effective housing land supply) to read:  “Where a shortfall is identified through the annual housing land audit, the council will firstly seek to work with landowners/developers to bring sites forward, including sites which have been allocated as longer term expansions, and secondly will consider whether compulsory purchase of sites is required.”  2. Amend the third sentence of Policy 24 (Maintaining an effective housing land supply) to read: “Only where the council is satisfied that sites within the housing land audit cannot come forward, will proposals on unallocated sites be considered.”	178	Modifications 1 & 2 provide additional clarify on the wording of Policy 24 but do not change the intent of the policy itself. The modifications will therefore not give rise to any significant environmental effects.
13 – The Historic Environment	1. Amend the title of Policy 26 Scheduled Monuments and Non-Designated Archaeology by deleting “Non-Designated”.  2. Remove the text from the third paragraph of Policy 26B Archaeology and use it to create a new policy following Policy 30 Protection, Promotion and Interpretation of Historic Battlefields entitled:  “Other Historic Environment Assets.”	191	Modifications 1-3  The wording change for Policy 27A is not significantly different from the approach of the Proposed Plan policy. It is more explicit in terms of enabling development for listed buildings. In terms of SEA, this wording change will not have any significant implications to the assessment undertaken at Proposed Plan stage (through the Environmental Report Addendum) as it simply provides clarification as to the policy approach rather than changing the aims of the policy.



	<p>3. Delete the first sentence of the third paragraph of Policy 27A Listed Buildings and replace with the following:</p> <p>“Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims.”</p>		<p>The additional policy does not require to be separately assessed as the wording was initially incorporated into Policy 26B Archaeology which was assessed at Proposed Plan stage. The Reporter considered it would be better to separate it into a new policy on Other Historic Assets to make it clear that this could be referring to a wider range of historic features than archaeology.</p> <p>In the cases of both these changes, development proposals for allocated sites, including any environmental effects, will be considered in detail at the planning application stage taking in to account any specific developer requirements and may include requirements for the submission of an EIA for further consideration of environmental effects.</p>
14 – A Low Carbon Place	<p>1. Insert the following text as a new policy prior to Policy 31 Renewable and Low-Carbon Energy:</p> <p>“Policy XX Embedding Low and Zero Carbon Generating Technology in New Development</p> <p>Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan.</p> <p>This requirement will not apply to the following developments:</p> <ul style="list-style-type: none"> <li>• Alterations and extensions to buildings.</li> <li>• Change of use or conversion of buildings.</li> <li>• Ancillary buildings that stand alone and cover an area less than 50 square metres.</li> <li>• Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.</li> <li>• Buildings which have an intended life of less than two years.”</li> </ul> <p>4. Delete the following text from criterion (a) of Policy 31A: New Proposals for Renewable and Low-Carbon Energy:</p> <p>“tranquil and wildness qualities;”</p>	226	<p>Modification 1</p> <p>The insertion of a new policy in the Plan relating to embedding low and zero carbon generating technologies in to new developments is considered to give rise to positive environmental effects. In particular, the requirement for LCZGTs as part of new developments will give rise to positive environmental effects in relation to SEA objectives 10 and 11 (Climatic Factors) as well as objective 14 to promote high standards of design. Conventional carbon-based energy systems will be replaced by low and zero carbon generating technologies and will therefore have positive effects in relation to air quality (objective 8) and mitigating against the effects of Climate Change. It is considered that the policy will not give rise to adverse environmental effects in relation to other SEA objectives – any localised effects from technologies can be addressed more appropriately at the detailed planning stage.</p> <p>Modifications 4-6, 8</p> <p>These minor modifications to the Policy 31A criterion will not give rise to any significant environmental effects. The modifications will result in minor changes to the policy criterion under which proposals are assessed in relation to landscape (wildness and tranquility), air quality, and hazardous installations. The modifications do not materially alter the way proposals will be considered, instead the changes provide clarity to how the criteria will be used to inform the assessed of development proposals.</p> <p>Modifications 7, 11-12</p> <p>These modifications do not alter the policy approach relating to the Spatial Framework for Wind (policy 31D) – the additional text will provide clarity as to how the spatial framework will be used in the decision-making process alongside</p>

<p>5. Add the following text to the end of the eighth bullet point within criterion (a) of Policy 31A New Proposals for Renewable and Low-Carbon Energy:</p> <p>“, including the any effects on greenhouse gas emissions and impacts from construction;”</p> <p>6. Add an additional bullet point to criterion (a) of Policy 31A New Proposals for Renewable and Low-Carbon Energy to read:</p> <p>“hazardous installations (including pipelines).”</p> <p>7. Add a note below both Strategy Map 3 A Low-Carbon Place and PolicyMap D Spatial Framework for Wind Energy to read:</p> <p>“Group 1, 2 and 3 are defined within Table 1 of Scottish Planning Policy. Group 1 are areas where wind farms will not be acceptable, in National Parks and National Scenic Areas. Group 2 are areas of significant protection and include national and international designations, other nationally important mapped environmental interests and community separation for consideration of visual impact. Group 3 areas have potential for wind farm development, subject to detailed consideration against Policy 31 Renewable and Low-Carbon Energy.”</p> <p>8. Amend the third bullet point of criterion (a) of Policy 31A New Proposals for Renewable and Low-Carbon Energy to read:</p> <p>“landscape character, Local Landscape Areas, Wild Land Areas and National Scenic Areas;”</p> <p>9. Add the following text to the beginning of the first paragraph of Policy31B Repowering and Extending Existing Facilities:</p> <p>“As a result of the potential to make the best use of existing sites and through the continued use of established infrastructure such as grid connections,”</p> <p>10. Add the following text as a new paragraph to the end of Policy 31D Spatial Framework for Wind Energy:</p> <p>“Development proposals should not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).”</p> <p>11. Amend the third paragraph of Policy 31D Spatial Frameworks for Wind Energy to read:</p> <p>“Proposals are required to take in to account the Spatial Framework and all other relevant</p>	<p>LDP policies and other material considerations. Therefore there will be no significant environment effects arising.</p> <p>Modification 9</p> <p>This modification provides additional context to the consideration of repowering/extending proposals highlighting the benefits of such proposals in using existing sites and established infrastructure. This does not alter the policy approach in relation to repowering/extending proposals and therefore it will not give rise to any significant environmental effects. The modification will support SEA objective 13 in relation to maximizing sustainable use/re-use of existing material assets including infrastructure.</p> <p>Modification 10</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p> <p>Modifications 13, 14 &amp; 15</p> <p>These modifications are intended to highlight the challenges surrounding the development of heat networks to reflect issues around viability and feasibility (modification 14) as well as to rearrange the policy wording in relation to the requirements of submitting energy statement/feasibility study (modification 15) and developments within specified settlements requiring to submit further information (modification 13). Modification 14 provides further context to some of the challenges around developing heat networks and will not change the overall policy approach or requirements. Likewise, modification 15 is not intended to the change the overall policy approach, rather to condense the policy wording and avoid need for a separate sub-policy on energy statements/feasibility studies. It is considered neither modification will give rise to any significant environmental effects not already considered through the SEA.</p> <p>Modification 19</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is</p>
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	<p>LDP policies and material considerations. The Spatial Framework identifies those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities, following the approach set out in Table 1 of SPP.”</p> <p>12. Amend the final paragraph of Policy 31D Spatial Frameworks for Wind Energy by removing the following text:</p> <p>“the spatial framework and”</p> <p>13. Within Policy 32A Heat Network Zones, Major Developments and LDP Site Allocations, move the text from the final paragraph of the policy to become the new first paragraph and add the following text as a new second sentence:</p> <p>“The settlements of Perth, Blairgowrie and Crief have been identified within the Strategic Development Plan as having the potential for heat networks.”</p> <p>14. Add the following text to the end of the first paragraph of Policy 32 Sustainable Heating and Cooling:</p> <p>“The Council acknowledges that heat networks are a modern technology and their development could be challenging. The feasibility of connecting to existing or planned networks, or establishing new heat networks, will be assessed as part of an energy statement. A template energy statement is available to download from the Council’s website. Further information on the use and assessment of energy statements and feasibility studies will be included in Supplementary Guidance.”</p> <p>15. Delete Policy 32D Energy Statements/Feasibility Study.</p> <p>19. Add the following text as an additional criterion to Policy 32A Heat Network Zones, Major Developments and LDP Site Allocations:</p> <p>“(d) not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).”</p>		<p>included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
15 – Waste Management and Binn Eco Park	<p>1. At the end of Policy 34A, add: “Development proposals for existing waste management infrastructure will only be approved where they will not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC and Loch Leven SPA.”</p> <p>2. At the end of criterion (k) of Policy 34B, delete “...and”</p>	237	<p>Modifications 1-4</p> <p>Following preparation of the Habitats Regulations Assessment and Appropriate Assessment, the recommended modifications to this policy will provide more clarity as to when and where the Plan’s policy on International Nature Conservation Sites would apply. It will also help clarify for applicants what information would be required to be submitted.</p>

	<p>3. At the end of criterion (l) of Policy 34B, delete the full stop and, in its place, add: “; and”</p> <p>4. Add the following new criterion to Policy 34B: “(m) the proposal will not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC and Loch Leven SPA.”</p>		<p>The modifications are included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will support the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
16 – A Natural Resilient Place	<p>3. Amend Policy 36A International Nature Conservation Sites by adding “and” to the end of criterion (c) and adding a new criterion (d) to read: “compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.”</p> <p>4. Move the text from Policy 36C Local Designations, including the note, to form a new final paragraph to Policy 37 Landscape.</p> <p>5. Add the following text as new wording for Policy 36C Local Designations: “Development which would affect an area designated by the Council as being of local consideration or geological interest will not normally be permitted, except where the Council as Planning Authority is satisfied that:</p> <p>(a) the objectives of designation and the overall integrity of the designated area would not be compromised; or</p> <p>(b) any locally significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits. Note: The identification of local sites will be included within Supplementary Guidance.”</p> <p>6. Amend the final sentence of the first paragraph of Policy 37 Landscape by inserting “, with reference to an appropriate landscape capacity study” in between “They will need to demonstrate” and “that either”.</p> <p>7. Delete the final paragraph of Policy 37 Landscapes and replace with the following text:  “Development which would affect a wild land area, as defined on the 2014 SNH Map of Wild Land Areas, will only be permitted where the Council as Planning Authority is satisfied that: it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.”</p> <p>8. Add the following text to the end of criterion (f) of Policy 38A Forest and Woodland Strategy:  “The planting of native trees and woodland will be sought where it is appropriate.”</p>	276	<p>Modification 3</p> <p>This modification has been added to ensure Policy 36 is in compliance with the relevant legislation and policy. This modification will add an additional policy criterion to ensure that development proposals provide compensatory measures, where applicable, to support the coherence of the Natura network. As such this will support SEA objectives in relation to designated sites and will not give rise to any significant negative environmental effects.</p> <p>Modification 4</p> <p>This modification does not alter the policy requirements in relation to Local Landscape Areas (LLAs) rather it moves the policy in to the existing Policy 37 (Landscape) as a more logical section for the Plan to consider this issue. As such this will not give rise to any significant environmental effects.</p> <p>Modification 5</p> <p>This modification is intended to ensure local sites (inc geodiversity sites) are provided suitable protection from development proposals. The additional sub-policy will support a range of SEA objectives including designated sites, biodiversity, etc., by ensuring that development proposals consider any effects on local sites. The modification also commits the Council to identify local sites through supplementary guidance – any environmental effects associated with the guidance will be considered through the environmental assessment process when this guidance is being prepared. It is therefore considered that the modification will not give rise to any significant negative environmental effects.</p> <p>Modification 6</p> <p>This modification references that landscape studies must refer to official landscape capacity studies. This is clarification of the existing expectation of how landscape studies are conducted and as such does not give rise to any significant environmental effects.</p>

<p>9. Within Policy 38B Trees, Woodland and Development, replace “arboricultural consultant with “suitably qualified professional”.</p> <p>10. Amend the first sentence of the second paragraph Policy 38B Trees, Woodland and Development by adding the word “control” in between “on” and “Woodland” and delete the first and second sentences of paragraph three and the first sentence of paragraph four.</p> <p>11. Add the following text as an additional note to Policy 38 Trees, Woodland and Development:</p> <p>“To aid interpretation of Policy 38B, Policy Map E shows woodland of high nature conservation value (the Native Woodland Survey of Scotland native and nearly native woodland and planted ancient woodland). Please note that the map does not contain all of the types of woodland listed in the Scottish Government Control of Woodland Removal Policy.”</p> <p>12. Amend criterion (b) of Policy 38A Forest and Woodland Strategy by adding “including orchards” after “trees/ woodlands”.</p> <p>13. Delete the final sentence from criterion (a) of Policy 39 Biodiversity and replace with:</p> <p>“In accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, development proposals that could have a significant impact on the environment may require an Environmental Impact Assessment.”</p> <p>14. Amend criterion (a) of Policy 40 Green Infrastructure by adding “and/” before “or”.</p>	<p>Modification 7</p> <p>The change to wording in this modification clarifies the test for development affecting Wild Land Areas as set out in Scottish Planning Policy. As a reflection of existing practice it does not give rise to any significant environmental effects.</p> <p>Modification 8</p> <p>This modification is intended to place emphasis on an established policy approach which advocates for the planting of native trees and woodland where appropriate. It will therefore not result in a change of policy approach but the additional text will ensure the policy is in line with national policy and guidance. As such the modification will not give rise to any significant negative environmental effects.</p> <p>Modification 9</p> <p>This modification is intended to ensure that the policy wording is flexible to ensure that the most appropriately qualified professional is requested to undertake a tree survey, where required. This modification does not change the policy approach in relation to tree surveys but ensures that the policy is suitably worded to cover for situations where a specific type of tree survey is required to be undertaken by a professional other than an arboricultural consultant.</p> <p>Modifications 10 &amp; 11</p> <p>Modification 10 is intended to ensure that the policy text more accurately reflects the title of the Scottish Government’s Policy on Control of Woodland Removal. Modification 11 is intended to provide additional text to the policy to ensure that the interpretation of Policy Map E is clear and unambiguous in relation to woodland of high nature conservation value. The modifications are not intended to change the policy approach and therefore will not give rise to any significant environmental effects.</p> <p>Modification 12</p> <p>This modification will provide specific reference to ‘orchards’ within the policy. The modification will not change the overall policy approach, rather it clarifies that orchards are to be included within the remit of the policy. The modification will therefore not give rise to any additional significant environmental effects.</p> <p>Modification 13</p>
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17 – Policy 41 Green Belt	<ol style="list-style-type: none"> <li>For Policy 41 (f) amend the last sentence to read: “...a statement may be required identifying the search area and the site options assessed, the details of the existing or proposed activity to which the infrastructure relates, and the reasons as to why a green belt location is essential.”</li> <li>For the explanatory paragraph at the end of the policy start the second sentence separately on a new line.</li> <li>Add a policy note to read:  “Where a statement is required under criterion (f), the extent of search area will be a matter for agreement between the applicant and the Council. Where the search area only includes land under a single ownership then the search area should include all of the land in that ownership. The site options assessed should include evidence that all appropriate sites within that ownership have been considered.”</li> </ol>	296	<p>Modifications 1 &amp; 3 seek to provide additional clarity as to what will be required of developers in relation to essential infrastructure and how the area of search would be defined. The modifications do not change the intent of the policy itself and will therefore not give rise to any significant environmental effects.</p> <p>Modification 2 clarifies the wording of Policy 41 but does not change the intent of the policy itself. The modification will therefore not give rise to any significant environmental effects.</p> <p>There are no changes to the Green Belt Policy Map other than a very minor consequential change which reflects the recommendation to adjust Scone settlement boundary to incorporate a section of garden ground.</p>
18 – Water Catchment Areas	<ol style="list-style-type: none"> <li>Add the following text to the end of criterion (b) of Policy 44B:  “, that are capable of removing 125% of the phosphorus likely to be generated by the development from the catchment..”</li> <li>Add the following text after the final paragraph of Policy 44B:  “The requirements of this policy may be secured by means of legal agreements and planning conditions to deliver planning obligations concluded between the applicant and the Council, prior to the issue of planning permission. The delivery of agreed phosphorus mitigation will be required before the occupation of any new dwelling.  Mitigation measures should not include measures which are already committed in a spending programme and likely to be implemented by a statutory body within three years of the determination of the application.”</li> </ol>	303	<p>Modifications 1, 2 &amp; 3. These changes have no implications for the SEA assessment as the changes are to clarify wording of the policy without any change to the policy itself.</p> <p>Modification 4 was requested to reflect the findings of the Habitat Regulation Appraisal (HRA), and highlight that the mitigation measures set out in the policy apply to Fearnan and Kinloch Rannoch. There will therefore be no significant negative effects arising as a result of this modification.</p>

	<p>3. Delete Policy 44C and move the explanatory note to follow Policy 44B.</p> <p>4. Amend Policy 45 River Tay Catchment Area to include Fearnan and Kinloch Rannoch in the list of settlements included within the first paragraph.</p>		
19 – Minerals	<p>1. In the first sentence of Policy 46A, replace “...important economically workable mineral deposits...” with: “...mineral deposits of economic value...”.</p> <p>2. At the start of Policy 46A, add the following new sentence:</p> <p>“The Local Development Plan will safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development.”</p> <p>3. At the end of the first sentence of Policy 47B, add the following new clause: “...; modifications to conserve locally or nationally important geological sections will be supported and encouraged...”</p> <p>4. At the end of Policy 47B, add the following text:</p> <p>“Note: Detailed advice about the full range of financial guarantees that may be used to secure restoration will be contained within separate supplementary guidance.”</p>	308	<p>Modifications 1 &amp; 2</p> <p>These modifications ensure consistency between the policy and SPP and are minor wording changes to make it clearer that mineral deposits of economic value are must not be sterilised by development proposals. Exceptions to the policy are provided to allow for where prior extraction of the mineral cannot be reasonably undertaken or extraction of the mineral is unlikely to be practical or environmentally acceptable. The modification is unlikely to give rise to any significant environmental effects.</p> <p>Modification 3</p> <p>This modification inserts new text to support the conservation of locally or nationally geological sections, seeking to ensure that they may be identified, and environmental improvements secured before operations begin. The modification will clarify the plan’s approach to restoration, after-use and aftercare proposals but will not change the overall policy approach. It is considered that the modification will not give rise to any additional significant effects that haven’t already been assessed.</p> <p>Modification 4</p> <p>This modification inserts a new note in the plan to the effect that new supplementary guidance will be prepared and adopted in respect of minerals. This supplementary guidance will be screened for its likely environmental effects at the time of preparation. Any environmental effects associated with the guidance will be considered through the environmental assessment process when this guidance is being prepared. It is therefore considered that the modification itself will not give rise to any significant negative environmental effects.</p>
20 - Prime Agricultural Land and Soils – Policies 48 & 49	<p>1. Amend the final sentence of paragraph 3 of Policy 49 Soils to read: “...the development would outweigh any potential detrimental effect on the environment. The presence of any carbon rich soils, including peatland, will be required to be validated through the undertaking of appropriate field surveys.”</p> <p>2. Add the following text at the end of paragraph 2 of Policy 49 Soils: “Commercial</p>	315	<p>Modification 1</p> <p>This modification is intended to ensure that development proposals suitably assess the potential presence of any carbon rich soils, including peatland, where appropriate. This is considered to particularly support SEA objectives 5 (soil) and 10 (climate factors – reducing GG emissions) as well as indirectly supporting a number</p>

	<p>extraction of peat will only be permitted in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.”</p> <p>3. Delete the last bullet point of Policy 49 Soils and replace with the following text:</p> <p>“an assessment of the likely effects of the development on carbon dioxide emissions, and suitable mitigation measures implemented to 24 minimize carbon emissions (with details of both submitted as part of the application).”</p> <p>4. Add an additional bullet point to Policy 49 Soils to read: “details setting out how the development could contribute towards local or strategic peatland habitat enhancement or restoration.”</p>		<p>of other SEA objectives in relation to protecting valuable soil resources e.g. SEA objective 1 (conserving/enhancing diversity of species and habitats). The modification will support the understanding and implementation of the policy and is not expected to give rise to any significant negative environmental effects.</p> <p>Modification 2</p> <p>This modification provides clarification as to the limited circumstances in which commercial peat extraction will be permitted, in line with national policy. The additional text will help to ease understanding and interpretation of the policy in relation to commercial peat extraction and will therefore not change the overall policy approach. Given the strict circumstances under which commercial peat extraction is considered to be permissible, as set out in SPP, it is considered that the environmental effects will be minimal. Therefore it is considered that the modification will not give rise to any additional significant environmental effects that haven’t already been considered either through the Environmental Report Addendum or the SPP Environmental Assessment process.</p> <p>Modification 3</p> <p>This modification is intended to ensure that where there is peat and other carbon rich soils present the applicant will be required to assess the likely effects of the development on carbon dioxide emissions. This additional requirement will support in mitigating the environmental effects of development proposals where there is peat and other carbon rich soils present, particularly supporting SEA objectives 5 (soil) and 10 (climatic factors – reducing GG emissions). The modification is therefore considered to provide mitigation within the policy to ensure that any greenhouse gas emissions – under specific circumstances – are to be assessed further.</p> <p>Modification 4</p> <p>This modification is intended to clarify the implementation of the policy in relation peatland enhancement or restoration. The modification supports the policy in explicitly stating when such detail would be needed. The modification therefore does not alter the policy approach rather it provides additional text to ease with the understanding and implementation of the policy when such detail will be required. There will therefore be no significant negative effects arising as a result of this modification.</p>
21 – Policy 50 New Development	<p>2. Amend the fourth paragraph of Policy 50 New Development and Flooding by adding the following text immediately following ‘incorporate a’:</p>	337	<p>Modification 2 and 3</p> <p>These are minor modifications to add clarity and would not require further SEA</p>



& Flooding	<p>“suitable climate change allowance as well as a”</p> <p>3. Amend the first criterion of Policy 50 New Development and Flooding under the heading Category 1 – Medium to High Flood Risk by deleting “in place” and replacing with “complete and operational”.</p> <p>4. Amend the seventh criterion of Policy 50 New Development and Flooding under the heading Category 1 – Medium to High Flood Risk by deleting “civil” and replacing with “essential”.</p>		<p>to be carried out.</p> <p>Modification 4</p> <p>This is a minor modification which better reflects SPP and would not require further SEA to be carried out.</p>
22 – Policy 51 Water Environment & Drainage	<p>1. In Policy 51 Water Environment and Drainage, add the following note to the end of the policy:</p> <p>“Note: Further detailed guidance on the implementation of this policy is set out in the Flood Risk and Flood Risk Assessment Supplementary Guidance”.</p> <p>2. In Policy 51A Water Environment, remove the following text from the second paragraph:</p> <p>“and any relevant associated Area Management Plans”.</p> <p>3. In Policy 51C Surface Water Drainage, add the following text to the end of the first sentence:</p> <p>“including relevant temporary measures at the construction phase”.</p>	341	<p>Modifications 1, 2 and 3 ensure that the policy wording is up to date and provide clarity for developers regarding requirements for temporary measures at the construction stage. The Reporter supported the Council’s position that no additional supplementary guidance is necessary for this policy and suggested referring to the Flood Risk and Flood Risk Assessment Supplementary Guidance instead at the end of the policy. There will be no significant negative effects arising as a result of these modifications.</p>
23 – Environmental Protection & Public Safety	<p>5. Delete the seventh paragraph of Policy 55 Air Quality Management Areas.</p> <p>6. After the sixth paragraph of Policy 55, add the following new paragraphs: “An air quality impact assessment will usually be required where the Council considers that there may be a risk of an air quality impact upon human health. The main ways in which development may potentially impact upon air quality are as follows:</p> <p>(a) introducing new human exposure at a location with poor air quality (e.g. within an existing Air Quality Management Area or close to a busy road or junction);</p> <p>the development may itself lead to a deterioration in local air quality (e.g. from increased vehicle emissions or flue emissions from heating or energy production plant), and</p> <p>(c) if the demolition/construction phase will have an impact upon the local environment (e.g. through fugitive dust and/or exhaust emissions from machinery and vehicles).</p>	352	<p>Modifications 5-8 (relating to Air Quality)</p> <p>These modifications introduce two significant changes to the policy and two clarification notes that aid understanding of the policy.</p> <p>Modifications 5 and 6 taken together do not alter the policy approach, but they introduce criteria to help with the understanding and implementation of the policy, pointing out the main ways in which a development may potentially impact upon air quality (those criteria had been proposed to be contained in Supplementary Guidance to the Proposed Plan but are now moved to within the policy). The modifications on their own are unlikely to give rise to any significant environmental effects.</p> <p>Modification 7 introduces two notes that provide examples of sensitive receptors and mitigation measures (these matters had been proposed to be set out in Supplementary Guidance). The modification is unlikely to give rise to any significant environmental effects.</p>

	<p>The cumulative impact of other consented development and of these three criteria will be taken into account. In line with best practice, screening criteria will be used to identify where impacts are insignificant. Supplementary guidance will set out how air quality will be considered when determining planning applications.”</p> <p>7. In Policy 55, at the end of the policy wording, add the following text:</p> <p>“Notes: 1. Sensitive receptors include (but are not limited to) children and older people. Therefore, the location of a children’s nursery, school, hospital, housing for older people, and residential properties in areas where elevated pollution levels are evident may not be appropriate.</p> <p>3. Mitigation measures may include both on-site, through design changes, and off-site, through a hierarchy of transport measures that favour active travel, for example. Measures to avoid and reduce air quality impacts should be set out. Even where the effect is judged to be insignificant, good design and best practical measures should be employed to ensure that future problems are prevented or minimised.”</p> <p>8. Delete “...Management Areas” from the title of Policy 55.</p> <p>9. Add “...and Unstable Land” to the end of the title of Policy 56.</p> <p>10. Above the first sentence of the text of Policy 56, add the following new policy heading:</p> <p>“Policy 56A Contaminated Land”</p> <p>11. Below the final sentence of the text of Policy 56, add the following new policy heading:</p> <p>“Policy 56B Unstable Land”</p> <p>12. Below the new policy heading recommended in modification 11 above, add the following new text:” “Where development proposals involve building on unstable land, as defined by the Coal Authority Development High Risk Areas, the applicant should demonstrate that the site, and adjacent land, is or can be made safe and stable for the development to proceed.”</p>		<p>Modification 8 reframes the policy to make it potentially applicable to all proposals, not only those within the two existing Air Quality Management Areas. This modification is required to ensure that the plan is consistent with SPP (paragraph 29) and with Cleaner Air For Scotland (CAFS) paragraph 7.8 on page 55.</p> <p>The original policy was assessed as part of the Environmental Report addendum (where it was known as Policy 55: Air Quality Management Areas). A fresh assessment is required to consider the implications of the modification to the geographic scope of the policy and its title.</p> <p>Modifications (relating to Policy 56)</p> <p>Modifications 9-12. This modification introduces an additional sub policy which reflects existing practice where applications within the Coal Authority’s High Risk areas policy to ensure the safety of new developments where there may be a risk. Given the limited scope of the impacts of this policy to the development in question, and the limited area to which the new sub-policy is likely to apply, this has a negligible effect on the overall assessment to the assessment for policy 6.</p>
24 – A Connected Place	<p>1. At paragraph 2 page 89 the word “national” be replaced by “strategic”.</p> <p>2. At paragraph 3 page 89 the phrase “road network” be replaced by “transport network”.</p> <p>3. At the end of paragraph 5 on page 89 add “The Strathmore Cycle Network Steering</p>	365	<p>Modifications 1 &amp; 2</p> <p>These modifications introduce two changes to the terminology used in this section but they do not significantly change the meaning of the text. Instead they more accurately express the intent of the Connected Place section and improve consistency by using the same terms as are used in other policy documents. The</p>

	<p>Group is seeking to develop direct safe cycle/walking and horse riding routes between Blairgowrie, Coupar Angus and Alyth. The project is designed to encourage active transport in rural Perthshire”</p> <p>4. At the end of Policy 58B(e) modify the wording to state “electric vehicles, hydrogen refuelling facilities and car clubs, including for residential development”.</p> <p>5. For Policy 58B (Cycling and Walking) replace the sentence by the wording “New developments should provide access from the development to off-road walking and cycling provision as part of the green network, and contribute to its enhancement and improved connectivity. Existing active travel routes will be safeguarded and incorporated into development. Cycle parking facilities should be provided”.</p>	<p>modifications will therefore not give rise to any significant environmental effects.</p> <p>Modification 3</p> <p>This modification provides some context for an active travel project that is under development. The reporter concluded that this project is consistent with the sustainable transport aims of the plan. Enough is known about the aims of the project to merit a mention in the text of the plan, however the detail required to show the project on the proposals map is not yet available. This modification will not introduce any new policies or proposals into the plan, rather it sets the context for the consideration of the project and as such will not give rise to any significant environmental effects of itself.</p> <p>Modifications 4 &amp; 5</p> <p>These modifications are intended to clarify sustainable transport measures included in the policy. The modifications will not change the overall policy approach, rather they clarify that car clubs, including for residential development; and active travel measures relating to cycling and walking infrastructure, are to be included within the remit of the policy. The modifications will therefore not give rise to any additional significant environmental effects.</p>
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#### New Policies – Assessment Table

Policy Name	SEA Objectives																	Assessment
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Policy 32: Embedding Low and Zero Carbon Generating Technologies in to New Developments	N / A	N / A	N / A	N / A	N / A	N / A	N / A	+	N / A	+	+	N / A	N / A	+	N / A	N / A	N / A	A new policy focused on embedding low and zero carbon generating technologies in to new developments will support SEA objectives 8, 10, 11 and 14. In particular the policy will support objectives related to sustainable design, protecting air quality, reducing greenhouse gases, and climate change adaptation and mitigation measures

Policy 57: Air Quality	+	+	+	+	+	+	N / A	+	+	+	+	N / A	0	+	+	N / A	N / A	Overall it is anticipated that the policy as modified will have a significantly positive effect because it will have impacts on quality of life, and on the fabric of the built environment, soils and water quality across the whole plan area, not just in AQMAs.  In some cases those positive effects will be dependent on how the policy is implemented at a planning application level for specific proposals (provision is made for screening where impacts are insignificant) and also its implementation in combination with other policies in the Plan.
Policy 58: Contaminated Land and Unstable Land	+	+	+	+	+	+	N / A	0	0	0	+	+	+	+	0	N / A	N / A	Overall it is anticipated that the policy will have a positive effect, as it supports the creation of sustainable places and seeks to ensure that new development takes account of previous land uses, land uses within the vicinity of the proposed development and is designed accordingly, in order to limit potential impacts and create well designed places. In some cases those positive impacts will be dependent on how the policy is implemented at a planning application level for specific proposals, and also its implementation in combination with other policies in the Plan.

## Section 4 – Proposals / Settlements / Allocations / General Issues

This section includes the consideration of any recommended modifications related to the Plan’s proposals, settlements and allocations.

ISSUE	REPORTER’S RECOMMENDATIONS	REPORT PAGE NO.	SEA IMPLICATIONS – ANY CHANGES FROM PREVIOUS ASSESSMENT
03 – Perth Area Transport Issues	<p>4. On page 250: Perth Area Strategy, at the end of paragraph 4 add: “Development of the Cross Tay Link Road should not result in adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation. Where relevant, applications for the project should be supported by sufficient information to allow the council to conclude that there will be no such adverse effects”.</p> <p>5. On page 250 Perth Area Strategy, at the end of the bullet point text in paragraph 5 regarding the Cross Tay Link Road, modify the last sentence to read: “The embargo is expected to be lifted in 2021”.</p> <p>6. On page 253: Infrastructure Requirements for Perth, add to the first bullet point in paragraph 3: “Discussion with Transport Scotland is on-going, as part of an agreed contribution strategy to establish which sites will be required to make additional contributions to the strategic road network, including at Broxden and/or Inveralmond junctions”.</p> <p>7. On page 253: Infrastructure Requirements for Perth, amend the second bullet point in paragraph 3 to read: “Preparation of a comprehensive Transport Strategy including infrastructure <u>on the local and strategic road network, public transport</u> services and funding mechanisms”.</p>	88	<p>Modification 4</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p> <p>Modification 5-7</p> <p>These are minor modifications to add clarity and would not require further SEA to be carried out.</p>
14 – A Low Carbon Place	<p>16. Add the following text following as a new second paragraph in Policy 32 Sustainable Heating and Cooling: “TAYplan identifies the settlements of Perth, Blairgowrie and Crief as having the potential for heat networks. The plan has identified these settlements as strategic district heating focus areas where it is expected that there are opportunities for the delivery of heat networks, taking into account potential retrofit schemes as well as new development sites. Policy 32A provides details on where the council will require developers to consider heat networks as part of the development.”</p> <p>17. Add the following text to the settlement summary statements for Perth, Crieff and Blairgowrie:</p>	226	<p>Modifications 16-18</p> <p>These modifications are intended to provide further clarity in relation to the Strategic District Heating Opportunity areas already identified under Policy 32. The settlements of Perth, Crieff and Blairgowrie were identified in the TAYplan SDP as having potential for heat networks and these modifications are to clarify the reasoning why the settlements have been included in the LDP and should be the focus for further investigation of heat networks. This includes specific sites (ref: MU7 and MU334) where further investigation will be required given their location with a Strategic District Heating Opportunity area. The modifications therefore do not change the policy approach and thus</p>

	<p>“As this settlement is identified as having a strategic district heating focus, an energy statement may be required to investigate the potential for the provision of and/or extension to a heat network to serve the development.”</p> <p>18. Add the following text to the site-specific developer requirements section of sites MU7 and MU334:</p> <p>“Energy statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development.”</p>		will not give rise to significant environmental effects.
18 – Water Catchment Areas	<p>5. Amend the settlement summary for Fearnan (page 191) by adding the following text as a new final sentence:</p> <p>“Fearnan lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p> <p>6. Amend the settlement summary for Kinloch Rannoch (page 219) by adding the following text as a new final sentence:</p> <p>“Kinloch Rannoch lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p>	303	Modifications 5 & 6 were requested to reflect the findings of the Habitat Regulation Appraisal (HRA), and highlight that the mitigation measures set out in the policy apply to Fearnan and Kinloch Rannoch. There will therefore be no significant negative effects arising as a result of this modification
21 – Policy 50 New Development and Flooding	<p>1. Add the following text to the settlement statement for Invergowrie: “The National Coastal Change Assessment indicates that there is a risk of erosion at the western edge of Invergowrie at Kingoodie. This could affect some existing properties, and would affect the potential for future development further west of the settlement boundary here. New development requiring new defences against coastal erosion would not be supported except where there is a clear justification for a departure from the general policy to avoid development in areas at risk.”</p>	337	<p>Modification 1</p> <p>Although not an issue previously assessed through the SEA process the changes recommended by the Reporter are positive in SEA terms and are not considered to be a matter of strategic environmental significance. No action is therefore considered necessary.</p>
23 – Environmental Protection and Public Safety	<p>1. On pages 115 (Auchterarder), 122 (Balbeggie), 128 (Bankfoot), 144 (Braco), 146 (Bridge of Earn and Oudenarde), 150 (Burrelton and Woodside), 164 (Coupar Angus), 175 (Cromwell Park and Pitcairngreen), 184 (Dunkeld and Birnam), 197 (Gleneagles), 198 (Glenfarg), 205 (Guildtown), 206 (gWest), 221 (Kinnaird), 224 (Kinross and Milnathort), 232 (Kinrossie), 239 (Meigle), 301 (St David’s), 302 (St Madoes and Glencarse), and 313 (Wolfhill) add the following new sentence to each respective settlement summary:</p> <p>“The settlement lies partly within a HSE Pipeline Consultation Zone. Development</p>	352	<p>Modifications 1-4 (relating to Health and Safety Consultation Zones)</p> <p>These modifications relate to settlements that correspond with a pipeline consultation zone (identified on the proposals map under Policy 54: Health and Safety Consultation Zones). The modifications add a text reference to the settlement summaries to highlight the pipeline consultation zone. The modifications do not alter the policy approach, but they provide additional text to help with the understanding and implementation of the policy. The modifications are</p>

	<p>may therefore need to comply with Policy 52 Health and Safety Consultation Zones.”</p> <p>2. On page 182 (Drunzie) add the following new sentence to the settlement summary:</p> <p>“The settlement lies wholly within a HSE Pipeline Consultation Zone, so any development should comply with Policy 52 Health and Safety Consultation Zones.”</p> <p>3. On pages 243 (Methven) and 288 (Powmill) add the following newsentence to the settlement summary:</p> <p>“Part of the settlement boundary is close to a HSE Pipeline Consultation Zone. Development on sites that adjoin the settlement boundary may therefore need to comply with Policy 52 Health and Safety Consultation Zones.”</p> <p>4. On page 252 (Perth Area Strategy), immediately before the subheading “Retailing”, add the following sentence:</p> <p>“Perth lies partly within a HSE Pipeline Consultation Zone. Development may therefore need to comply with Policy 52 Health and Safety Consultation Zones.”</p>		unlikely to give rise to any significant environmental effects.
25 Perth Strategic Development Area	<p>1. On the maps for Perth at page 255 and Perth West at page 256 change the Auction Mart site to a separate housing allocation and make all other consequential amendment to the proposed plan.</p> <p>2. On page 261 add a second bullet point to say:</p> <p>“Proposals should not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC. Applications should be supported by sufficient information to allow the council to conclude that there would be no such adverse effects”.</p> <p>3. On page 262 add a further bullet point as follows:</p> <p>“Archaeological investigation and report and plan detailing the sensitive design of development to protect and maintain the setting of the scheduled ancient monument of Huntingtower Cairn”. On page 262 modify the developer requirements to read: “Provide detailed Flood Risk Assessment with each phase of development, to include establishment of flow paths and mitigation for appropriate uses.”</p> <p>4. On page 264 at the end of the second bullet point add:</p>	405	<p>Modification 1</p> <p>This allocation is already supported in the Proposed LDP2 as it lies within the MU70 allocation but it is now to be considered separately from the rest of the MU70 Perth West site. An SEA site assessment had previously been carried out for the former Auction mart site. However the proposal was for mixed commercial and residential. A revised SEA site assessment has been carried out (appended below) to take account of the sole housing use proposed and the planning permissions granted for residential with development underway. Site specific developer requirements are taken from this reassessment respecting the planning permissions which are now in place. There are no significant environmental impacts associated to this change as it was already allocated for development.</p> <p>Modification 2</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This</p>

	<p>“Active travel links to be segregated from roads and for cyclists and pedestrians where possible”.</p> <p>5. On page 265 modify the last bullet point to read: “Ensure that the infrastructure and access arrangements planned, include connection to the existing Tibbermore Road and the search for cemetery provision and access are informed by the findings of the detailed woodland survey in order to limit and avoid loss or fragmentation of ancient semi-natural woodland at Lamberkine and a requirement to compensate for loss by extending native planting to the north and south”.</p> <p>6. On page 265 add a further bullet point, as follows:</p> <p>“A detailed woodland survey at the appropriate time of year should be carried out by a suitably qualified consultant who has experience of woodland habitat surveys and include; a National Vegetation Classification (NVC) Survey and map with site community floristic descriptions, target notes and locally important site features, and an assessment of the role and importance of the Lamberkine woodland’s connectivity to the wider woodland network.</p> <p>7. On page 266 after A Battlefield Conservation Plan prior to detailed masterplan add “including proposals for interpretation”.</p> <p>8. On page 267 add a further bullet point:</p> <p>“Ground investigation to be carried out for the proposed cemetery site prior to planning permission in accordance with the Scottish Environment Protection Agency’s Guidance on assessing the impacts of cemeteries on groundwater (LUPS GW32)”.</p> <p>9. Delete bullet point 6 which requires an otter survey.</p> <p>10. On page 262 (MU168) add:</p> <p>“Lighting Impact Assessment” to the developer requirements.</p> <p>11. On page 262 (MU168) modify the second bullet point to read:</p> <p>Tree survey required, retain existing trees along A9, with new native woodland planting toward the open rural landscape to the north, east and west, and in views from the A9, CTRL, “nearby Core paths and surrounding hills to minimise the visual impact in the landscape”.</p> <p>12. On page 262 (MU168) add:</p>		<p>additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p> <p>Modification 3</p> <p>Reporter acknowledges that the planning permission for the Almond Valley site includes conditions regarding archaeological investigation and protection of the setting of Huntingtower Cairn. The Reporter considers it appropriate to refer to these matters in the developer requirements to ensure that they are robust. Reporter also considers that the developer requirement should be made more robust by adding the need for flood mitigation and the establishment of flow paths. These Reporters recommendations would not significantly change the original assessment but would, if anything, lessen the negative impacts of developing the site. No further SEA requires to be carried out.</p> <p>Modification 4-9</p> <p>These Reporters recommendations would not significantly change the original assessment of MU70 Perth West but would, if anything, lessen the negative impacts of developing the site. No further SEA requires to be carried out.</p> <p>Modification 10-12</p> <p>These Reporters recommendations would not significantly change the original assessment of MU168 North of Bertha Park but would, if anything, lessen the negative impacts of developing the site. No further SEA requires to be carried out.</p>
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	“Measures to protect and enhance biodiversity and to mitigate impacts on Bertha Park woodland.”		
26 – Perth City	No modifications	411	No modifications to this section therefore no SEA implications.
27 – Perth City Proposals	<p>1. On page 269 (site H1), page 279 (site E38), page 280 (site OP2 and site OP4) and page 281 (site OP9) add a further bullet point:</p> <p>“Area of archaeological potential, investigation required”.</p> <p>2. On page 271 add two further bullet points to say:</p> <p>“Construction method statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation”. “Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation”.</p> <p>3. On page 272 (site MU331) add a bullet point to say:</p> <p>“Existing play facility to be retained or replaced by one of comparable or improved benefit”.</p> <p>4. On page 272 (site MU331) add a further bullet point to say:</p> <p>“Tree survey to inform masterplan proposals”.</p> <p>5. On page 273 (MU336) delete the second bullet point regarding the conversion of the listed buildings and replace with the following:</p> <p>“The Transport Assessment and Masterplan will inform the level of development which would be permitted on the site prior to the opening of the Cross Tay Link Road”.</p> <p>6. On page 277 modify the fifth bullet point to say:</p> <p>“A robust landscape framework maximising the potential to enhance biodiversity, protection of habitats, and retention and enhancement of woodland screening”.</p> <p>7. On page 278 (site E165) add a further bullet point to say:</p> <p>“Flood risk assessment”.</p>	454	<p>Modification 1</p> <p>This Reporters recommendation would not significantly change the original assessments but would, if anything, lessen the negative impacts of developing the site. No further SEA requires to be carried out.</p> <p>Modification 2</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional policy test is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will not change the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p> <p>Modification 3 and 4</p> <p>This Reporter recommendation would not significantly change the original assessment but would, if anything, lessen the negative impacts of developing the site. No further SEA requires to be carried out.</p> <p>Modification 5</p> <p>This Reporter recommendation would not significantly change the original assessment and it could have a positive SEA impact. The Reporter was concerned that delay in new build development on the site could lead to continued planning blight and considered that balance was required between the need to ensure that the listed buildings do not deteriorate and that the level of traffic generation is acceptable in terms of the impact on the local road network and impact upon air pollution levels. This balance, and the phasing of</p>

	<p>8. On page 278 (site E340) add a further bullet point to say “Updated flood risk assessment”.</p> <p>9. On page 279 (site E3) add a further bullet point to say: “Landscape proposals to reduce the visual impact of development for any neighbouring residential properties”.</p> <p>10. On page 280 (site OP2) amend the fifth developer requirement to read: “Flood Risk Assessment and Drainage Impact Assessment required which will define the developable area of the site and which ensures that (taking account of Flood Protection Scheme) no built development takes place on the functional flood plain. Areas protected by the Flood Protection Scheme should be subject to appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures”.</p> <p>11. On page 281 (site OP175) add a further bullet point to say: “Development should be subject to flood mitigation measures. Topographic flood level of site to compare to flood levels and ensure this is on higher ground. Flood Action Plan to ensure during flood conditions nobody becomes surrounded by flood water”.</p> <p>12. On page 281 (site OP338) add a further bullet point to say: “Development should include a flood risk assessment and appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures.”</p>		<p>development, would be informed through the requirement for a Transport Assessment. No further SEA requires to be carried out.</p> <p>Modification 6</p> <p>This Reporter recommendation would not significantly change the original assessment. No further SEA requires to be carried out.</p> <p>Modifications 7-12</p> <p>The Reporters recommendations would not significantly change the original assessment but would, if anything, lessen the negative impacts of developing these sites. No further SEA requires to be carried out.</p>
28 – Perth City New Sites	No modifications.	476	No modifications to this section therefore no SEA implications.
29 – Perth Core Settlements	<p>1. On page 147 amend the last developer requirement to read: “Drainage Impact Assessment will be required, including an assessment of any consequent impacts on adjacent properties at Dunbarney Avenue”.</p> <p>2. On page 282 in the Settlement Summary delete the sentence: “A more holistic approach to Masterplanning the whole area is desirable in the long-term to ensure compatible uses” and replace it with “A Masterplanning exercise is required to ascertain the appropriate future for the Airport and adjoining land”.</p> <p>3. On page 283 add the following to the developer requirements: “Flood risk assessment” and “Contaminated land survey including investigation of</p>	521	<p>Modification 1</p> <p>This modification is to further expand on the current site developer requirement for a Drainage Impact Assessment to be undertaken and to take in to account off-site properties at Dunbarney Avenue. This does not introduce any further requirement for the development allocation rather the additional text clarifies that any assessment should ensure that properties at Dunbarney Avenue are considered. The modification therefore will not give rise to any significant environmental effects.</p> <p>Modifications 2-10</p> <p>There are no significant changes to the Proposed Plan approach. The</p>

	<p>potential radium 226”.</p> <p>4. On page 294 substitute the indicative drawing by the council’s replacement diagram (CD244).</p> <p>5. On page 295 (H29) add a further bullet point to the developer requirements: “Flood Risk Assessment required, and the results may reduce the amount of land available for development. Groundwater flooding will need to be considered as spring and dry valley are within the site boundary. The development of the site must not increase the risk of flooding down gradient and may require improvements to current drainage arrangements off site.”</p> <p>6. On page 295 (H29) add a further bullet point: “Consideration to be given to a buffer zone next to any LEPO ancient woodland”.</p> <p>7. On page 295 (H29) add a further bullet point: “Archaeological investigation in consultation with Perth and Kinross Heritage Trust”.</p> <p>8. On page 295 (MU4) add: “A Flood Risk Assessment” to the developer requirements.</p> <p>9. On page 296 (OP22) add: “Appropriate protection to be provided for the ancient Long Established Woodland of Plantation Origin next to the site during construction as well as any mature trees that are to be retained”.</p> <p>10. On page 307 (H30-34) add a further bullet point to say: “Retain ancient semi-natural woodland at allocation H31”.</p>		<p>changes all relate to clarifying the Council’s approach or providing further guidance as to site requirements aimed to limit the environmental effects of these sites. These requirements should inform the planning application process and whether there is a need for an EIA.</p>
30 - Greater Perth North and East – Outwith Core	<p>1. On page 150 amend the settlement map by deleting the area shown as allocated for open space at the northern side of Whitelea Road, Burrelton.</p> <p>2. On page 151 add the following developer requirement: “Foul and surface water drainage assessment”.</p> <p>3. On page 201 amend the settlement boundary to include the area of land referred to as MU360.</p> <p>4. On page 202 amend the developer requirement to say:</p>	550	<p>Modifications 1 &amp; 2</p> <p>There is no significant change from the Council’s approach in the Proposed Plan in terms of Burrelton &amp; Woodside.</p> <p>Modification 3</p> <p>The inclusion of MU360 in the settlement boundary at Grange &amp; Errol Airfield will require an update on the settlement boundary assessment and site assessment was undertaken of the site (previous site assessment undertaken for site MU360 appended).</p>

	Flood risk assessment “and drainage assessment”. In addition, add “Area of archaeological potential requiring assessment”.		<p>The Proposed Plan preferred settlement boundary suggested the settlement boundary did not incorporate MU360 to comply with TAYplan policy but the Examination Report has recommended that the alternative settlement boundary from LDP1 is reinstated to accommodate the existing consent on MU360.</p> <p>Modification 4</p> <p>The site requirements for H21 should inform the planning application process and whether there is a need for an EIA.</p>
31 Greater Perth South and West Settlements – Outwith Core	<p>1. On page 104, site MU8, add a new bullet point as follows:</p> <p>“Evaluation of archaeological potential and mitigation will be required”. Amend size of the site from 1.5 ha to “2.17 ha” and the indicative capacity from 12-19 houses to “39 houses and employment land”.</p> <p>2. On page 157, Settlement summary for Clathymore, after the last sentence, add:</p> <p>“Mitigation measures should be supplied to ensure no increase in nutrient loading and no adverse effects on Methven Moss Special Area of Conservation.</p> <p>3. On page 181, site E9, add a new bullet point as follows: “Development must take account of ancient woodland in close proximity”.</p> <p>4. On page 188, site H20, modify the developer requirement to say: Drainage Impact Assessment, “including the effect of run-off for adjacent properties and road drainage”.</p> <p>5. On page 188, site H20:</p> <p>Amend the site area from 3.44 ha to “3.64 ha” and the capacity to “43-68 units”.</p> <p>6. On page 188, site H20, add a further bullet point as follows:</p> <p>“Tree and shrub planting to be provided along the western edge of the site to create a robust boundary”.</p>	583	<p>Modification 1</p> <p>The first part of this modification is to ensure that any archaeological potential at the site is evaluated, and where necessary, mitigated through a site specific requirement. This will specifically support SEA Objective 15 (cultural heritage) in protecting the historic environment and will ensure that any development at the site takes in to account archaeological potential. It is not considered that there will be any significant negative environmental effects from this part of the modification.</p> <p>The second part of the modification is to amend the site size and indicative capacity of site MU8. The amendment of the site size as referenced in the Plan is a textual correction and does not result in an enlarged site. The amendment of the housing capacity reflects the number of residential units recently approved as part of planning application ref: 17/2190/FLL; the application considered the suitability of the site for housing including the density of the proposal and relevant environmental considerations. The modification will therefore not give rise to any significant environmental effects.</p> <p>Modification 2</p> <p>This modification is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional text in the settlement summary is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met and to help</p>

			<p>applicants understand the information required to be submitted. The modification will support the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p> <p>Modification 3</p> <p>This modification is intended to ensure that any development associated with Site E9 takes in to account the ancient woodland in close proximity to the site. This will ensure that any impacts are avoided/minimized in line with Policy 38 (Trees, Woodland and Forestry) of the Plan. This modification will particularly support SEA objectives in relation to protecting diversity of species and habitats as well as soils and landscape. The modification is not considered to give rise to any significant negative environmental effects.</p> <p>Modification 4</p> <p>This modification is to further expand on the current site developer requirement for a Drainage Impact Assessment to be undertaken and to take in to account adjacent properties and road drainage. This does not introduce any further requirement for the development allocation rather the additional text clarifies that any assessment should ensure that off-site properties and road drainage are considered as part of the DIA. The modification therefore will not give rise to any significant environmental effects.</p> <p>Modification 5</p> <p>This modification is a technical correction to the Plan to amend the site size and housing capacity of the site based on the corrected site size. This does not result in a larger site being allocated for development rather it is a modification to ensure that the site information accurately reflects the correct site size and associated housing density calculation based on the correct site size. As such it is not considered that the modification will give rise to any significant environmental effects and any application for the site will be required to consider the environmental effects of the proposed development in line with the site specific developer requirements and LPD policies.</p> <p>Modification 6</p>
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			This modification is intended to ensure that the site H20 allocation fits within the wider landscape context and suitable planting/landscaping is provided at the western edge to address this. The modification will ensure that any development proposal for the site will need to provide tree and shrub planting to create a robust boundary at the western edge. This modification is not expected to result in any significant environmental effects.
32 Greater Dundee Housing Market Area	<p>1. On page 212, add the following bullet points and associated text to the site-specific developer requirements:</p> <ul style="list-style-type: none"> <li>• Development proposals should not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).</li> <li>• Provide new native woodland landscape edge at the western boundary.</li> <li>• Evaluation of archaeological potential and mitigation on site will be required and protection of the setting of nearby Schedule Monument should be ensured.</li> </ul>	600	<p>Modification 1</p> <p>There is no significant change from the Council's approach in the Proposed Plan. The site requirements for E37 will inform the planning application process and whether there is a need for an EIA.</p>
33 Highland Area – Aberfeldy	1. Add the following text at the end of the sixth bullet point in site H36 Borlick: “, or other suitable secondary route.”	606	This modification ensures that an alternative secondary link can still be provided in the event that a connection along the Borlick Farm access track is not possible. The modification is not considered to give rise to any significant negative environmental effects.
34 Highland Area – Dunkeld and Birnam	1. Within the Site Specific Developer Requirements section of sites E12-13 Tullymilly on page 186 add “and ancient woodland” to the end of the fourth bullet point.	614	This modification is intended to ensure that any development associated with Sites E12&13 take in to account the ancient woodland bordering the site. This will ensure that any impacts are avoided / minimised in line with Policy 38 (Trees, Woodland and Forestry) of the Plan. This modification will particularly support SEA objectives in relation to protecting diversity of species and habitats as well as soils and landscape. The modification is not considered to give rise to any significant negative environmental effects.
35 Highland Area – Pitlochry	<p>1. Insert the following text to the second sentence of the second paragraph of the Pitlochry Settlement Summary on page 284, between “town,” and “and the A9”:</p> <p>“the ancient woodlands adjoining or close to the settlement boundary”</p>	631	Modification 1 is intended to ensure that any development in Pitlochry takes in to account the ancient woodland adjoining or close to the settlement boundary. This will ensure that any impacts are avoided / minimised in line with Policy 38 (Trees, Woodland and Forestry) of the Plan. This modification will particularly support SEA

	<p>2. Amend the fourth bullet point of the Site Specific Developer Requirements for site H38 Middleton of Fonab on page 286 by adding “pedestrian and cycle” between “with” and “connections”.</p>		<p>objectives in relation to protecting diversity of species and habitats as well as soils and landscape. The modification is not considered to give rise to any significant negative environmental effects.</p> <p>Modification 2 inserts a specific reference to pedestrian and cycle access to Logierait Road in accordance with policy 58B Transport and Accessibility in New Development Proposals. It is not considered that there will be any significant negative environmental effects from the modification.</p>
36 Highland Area – Settlements with Proposals	<p>1. Within the Site Specific Developer Requirements section of site H40 Ballinluig on page 125 add the following text as an additional bullet point: “Evaluation of archaeological potential and mitigation may be required.”</p> <p>2. Within the Site Specific Developer Requirements section of Site H40 Ballinluig on page 125 add the following text at the end of final bullet point: “and mitigation of any negative edge effects on the adjacent ancient woodland.”</p> <p>3. Within the Site Specific Developer Requirements section of site H40 Ballinluig on page 125 add the following text to the end of bullet points 10 and 11: “so as to ensure no adverse effects on the River Tay SAC.”</p>	649	<p>Modification 1 is to ensure that there is scope to require that any archaeological potential at the site is evaluated, and where necessary, mitigated through a site specific requirement. This will specifically support SEA Objective 15 (cultural heritage) in protecting the historic environment and will ensure that any development at the site takes in to account archaeological potential. It is not considered that there will be any significant negative environmental effects from the modification.</p> <p>Modification 2 is intended to ensure that any development associated with Site H40 takes in to account the adjacent ancient woodland. This will ensure that any impacts are avoided / minimised in line with Policy 38 (Trees, Woodland and Forestry) of the Plan. This modification will particularly support SEA objectives in relation to protecting diversity of species and habitats as well as soils and landscape. The modification is not considered to give rise to any significant negative environmental effects.</p> <p>Modification 3 is in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional Site Specific Developer Requirement is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will support the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
37 Highland Area – Settlements without Proposals	<p>1. Within the Settlement Summary for Fearnan (page 191) add the following text as a new sentence at the end of the paragraph: “Fearnan lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p>	667	<p>Modifications 1 &amp; 2 are in accordance with the preparation of the Habitats Regulations Appraisal in conjunction with SNH. This additional text in the settlement summary is in accordance with Policy 36 (Environment &amp; Conservation) of the Plan and is included</p>

	<p>2. Within the Settlement Summary for Kinloch Rannoch (page 219) add the following text as a new sentence at the end of the paragraph:</p> <p>“Kinloch Rannoch lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p>		<p>to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met and to help applicants understand the information required to be submitted. The modifications will support the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
<p>38 Kinross-shire Area – Kinross / Milnathort</p>	<p>1. Add the following phrase to the end of the settlement summaries for Balado, Blairingone, Powmill and Rumbling Bridge:</p> <p>“Any proposals for development within the village requiring traffic mitigation should complement the mitigation identified in the Route Action Plan for the A977.”</p> <p>2. Add the following phrase to the end of the settlement summary for Crook of Devon and Drum:</p> <p>“Any proposals for development within the village requiring traffic mitigation should complement the mitigation identified in the Route Action Plan for the A977 and B9097.”</p> <p>3. On page 89, after the third paragraph, insert the following new paragraph: “The local roads of the area are a dynamic network affected by changes in travel patterns and major developments. From time to time new pressures arise such as the opening of the Clackmannanshire Bridge at Kincardine and the major development proposed at Westfield in Fife. Although both of these developments are outwith the Council area, like developments within Perth &amp; Kinross, they can necessitate the creation of route action plans. Most route action plans can be developed within the road boundary and do not feature in the LDP. Where proposals with land use implications outwith the road boundary are identified they may need to feature in a future LDP. Where development proposals arise adjacent to, or impacting upon, a road which is the subject of a route action plan, cognisance should be taken of these plans.”</p> <p>4. On page 224, delete the first bullet point and its associated text.</p> <p>5. On page 226, delete the map detail which depicts the route of potential junction upgrade work and delete reference to ‘Potential Junction Upgrade’ in the map key.</p> <p>6. On page 230, add the following additional two bullet pointed paragraphs to the site-specific developer requirements for allocation E18 Station Road South:</p>	706	<p>Modifications 1, 2 &amp;3:</p> <p>These modifications highlight the existence of or potential for route action plans to ensure there is no conflict between development requirements and previously identified actions. The modification does not introduce any new requirement above the traffic mitigation that would have been otherwise required so there is no implication for the environmental assessment.</p> <p>Modifications 4&amp;5:</p> <p>These modifications remove an indicative safeguarding route for potential additional slip roads on and off the motorway at junction 7 of the M90. These slips roads were indicative only and were outside the settlement boundary. The land beneath them remains outside the settlement boundary following their removal and therefore have no implication for the environmental assessment. Any proposals that come forward for developing the land would be subject to LDP policies including the assessment of any environmental effects.</p> <p>Modification 6:</p> <p>The modification adding additional information to the standard requirement for SUDS is a result of the Habitat Regulations Assessment. The requirement for SUDS to address hydrology and water resource, as well as the recognition of the need to assess and address impacts on the Natura 2000 site at Loch Leven is already recognized in the SEA for this site so there are no implications on the SEA. The flood risk assessment modification was introduced to reflect the SEA recommendations and therefore has no impact on the SEA.</p>



	<ul style="list-style-type: none"> <li>“The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall;</li> </ul> <p>Flood Risk Assessment.”</p>		
39 Kinross-shire Area – Settlements with Proposals	<ol style="list-style-type: none"> <li>On page 121, add the following bullet points and associated text to the site-specific developer requirements for site allocation E35 Balado Bridge: <ul style="list-style-type: none"> <li>consideration of potential land contamination issues, including an assessment of risk from radioactivity.</li> <li>Flood Risk Assessment.</li> </ul> </li> <li>On page 143, add the following bullet point and associated text to the site-specific developer requirements for site allocation MU74 Blairingone: <ul style="list-style-type: none"> <li>investigation of any contaminated land on the site together with a programme of appropriate remediation works.</li> </ul> </li> <li>On the settlement map on page 177, add a green (‘open space’) fill to the recognised amenity land sited between West Crook Way and St Serf’s Road.</li> <li>On the settlement map on page 177, delete allocation MU266.</li> <li>On the settlement map on page 177, delete reference to “Mixed Use Proposal” in the key.</li> <li>On the settlement map on page 177, alter the settlement boundary to exclude deleted allocation MU266.</li> <li>Delete all content on page 178.</li> <li>On page 247, alter the settlement boundary for Op19 to accord with that shown by the purple pecked line on drawing MD082.</li> <li>On page 247, alter the site boundary to accord with that shown on drawing MD081.</li> <li>On page 248, delete the fourth and fifth bullet points and their associated text.</li> <li>On page 248, add the following bullet point and associated text to the site-specific developer requirements for site allocation Op19 Ochil Hills Hospital:</li> </ol>	761	<p>Modification 1</p> <p>This modification identifies the potential for land contamination at the site and the additional site specific developer requirement would ensure that any potential contamination would be appropriately remediated. The modification on its own is unlikely to give rise to any significant environmental effects.</p> <p>Modification 2</p> <p>This modification reflects concerns raised during consultation regarding potential contamination of the land. Environmental Health and SEPA identified that there was a low risk from contamination here but that a precautionary approach should be taken. The SEA already recognized that an investigation of ground conditions with regards to mining was required and recognized that the southern site had a history of infill. The modification on its own is unlikely to give rise to any significant environmental effects.</p> <p>Modification 3</p> <p>This modification introduces additional protection to existing unofficial greenspace and does not introduce a change of use to the land. Given the existing limited scope for development on this land there is no significant effect on the overall assessment for the settlement.</p> <p>Modifications 4-7.</p> <p>These modifications remove site MU266 from the settlement with consequential amendments for the settlement boundary. This has a positive environmental effect on the settlement. The effect on the environmental assessment is the deletion of this change from the environmental assessment for the adopted plan with positive environmental effects due to safeguarding of Crook Moss and avoidance of flood risks.</p>

	<ul style="list-style-type: none"> <li>• Provision of a suitable drainage scheme which provides required mitigation.</li> </ul> <p>12. On page 289 replace the table heading “Number” with “Capacity Range”</p> <p>13. On page 289, replace “46-73 homes” with “46-73 (limited to 30 during the lifetime of the Plan)...”.</p> <p>14. On page 289, add the following bullet point and associated text to the site-specific developer requirements for H53 Gartwhinzean:</p> <ul style="list-style-type: none"> <li>• investigation of any contaminated land on the site together with a programme of appropriate remediation works.</li> </ul> <p>15. On the settlement map on page 291, delete the ‘indicative landscaping’ fill.</p> <p>16. On the settlement map on page 291 delete reference to ‘Indicative Landscaping’ in the key.</p> <p>17. On page 292, delete the third bullet point and associated text.</p> <p>18. On page 298, add the following bullet point and associated text to the site-specific developer requirements for site allocation H54 Scotlandwell:</p> <p>“an appropriate peat survey and management plan to minimise impact and implement suitable mitigation measures.”</p>		<p>Modifications 8 &amp; 9.</p> <p>This modification removes a relatively small section of indicative landscaping from the boundary of the site as this area is not part of the development area. The resultant settlement boundary change has been amended to include the development area and a neighbouring property only. This is a correction to the original site and settlement boundary to bring it into alignment with the consented development and as such has negligible effect on the environmental assessment.</p> <p>Modification 10 &amp; 11.</p> <p>This modification addresses the feasibility of a public drainage system rather than the end result which is a drainage system which addresses any potential impact on the Loch Leven catchment. As it addresses the method rather than the end result there is no significant change to the environmental assessment.</p> <p>Modification 12</p> <p>This modification is a text modification with no impact on the environmental assessment</p> <p>Modification 13</p> <p>This modification limits the development of the site during the lifetime of the plan but does not affect the overall assessment of the development.</p> <p>Modification 14.</p> <p>The site assessment already recognizes that the site is brownfield land and that the positive benefit of development is recognized. This modification identifies the potential for land contamination at the site and the additional site specific developer requirement would ensure that any potential contamination would be appropriately remediated. The modification on its own is unlikely to give rise to any significant environmental effects.</p> <p>Modifications 15 &amp; 16.</p> <p>The removal of the landscaping fill on this map between this site and</p>
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			<p>the neighbouring houses is located on land owned by the neighbouring houses. The topography of the site means that the landscaping here is unnecessary to protect the amenity of the residences. The requirement for landscaping to protect the enjoyment of the neighbouring land and to reduce the impact on the gateway to the village is still protected by the requirement for a landscape framework (see below) which the SEA addresses to protect the sensitive nature of the site.</p> <p>Modification 17</p> <p>This modification has been queried as a misunderstanding of the Council's position and if remains unchanged will have no effect on the environmental assessment.</p> <p>Modification 18</p> <p>This modification reflects the need for an assessment of carbon rich soils already highlighted in the SEA of the settlement boundary. No change to the assessment is therefore required.</p>
40 Kinross-shire Area – Settlements without Proposals	No modifications.	776	No modifications to this section therefore no SEA implications.
41 Strathearn Area – Auchterarder	<ol style="list-style-type: none"> <li>1. Amend the site specific developer requirements associated with siteH228 North West Kirkton on page 117 to add an additional requirement as follows: "Flood Risk Assessment."</li> <li>2. Amend the settlement boundary at Clone Drive to reflect that contained within the approved local development plan.</li> <li>3. Delete the second sentence of the seventh paragraph within the Auchterarder settlement summary on page 114.</li> </ol>	806	<p>Modification 1</p> <p>The requirement for a Flood Risk Assessment would not significantly change the original site assessment. The modification on its own is unlikely to give rise to any significant environmental effects.</p> <p>Modifications 2 &amp; 3</p> <p>This is a relatively important modification that has the effect of removing land south of Cloan Drive from the Proposed Plan settlement boundary.</p> <p>The environmental impact of the modification has in fact already been assessed through the SEA process because the effect of the modification preserves the settlement boundary as per the Adopted LDP. The modification will ensure no change to the settlement boundary at this location and is unlikely to give rise to any significant environmental effects.</p>

42 Strathearn Area – Crieff	<p>1. Amend the site specific developer requirements associated with site E26 Bridgend on page 167 to add an additional requirement as follows:</p> <p>“Flood risk assessment”</p> <p>2. Amend the site specific developer requirements associated with site MU7 Broich Road on page 171 to add an additional requirement as follows:</p> <p>“Flood risk assessment”</p>	831	<p>Modifications 1 &amp; 2</p> <p>In each case, the requirement for a Flood Risk Assessment would not significantly change the original site assessment. The modification on its own is unlikely to give rise to any significant environmental effects.</p>
43 Strathearn Area – Settlements with Proposals	<p>1. Within the Site Specific Developer Requirements section of site H58 Cowden Road on page 160 amend the fourth bullet point by adding “, which includes ancient woodland,” following the text “woodland to the east”.</p> <p>2. Within the Site Specific Developer Requirements section of site H58 Cowden Road on page 160, add an additional bullet point to read: “Evaluation of archaeological potential and mitigation will be required.”</p>	859	<p>Modifications 1 &amp; 2</p> <p>In each case, the incorporation of additional site specific developer requirements to protect ancient woodland to the east of the site, and to require an evaluation of archaeological potential and mitigation would not significantly change the original site assessment. The modifications on their own are unlikely to give rise to any significant environmental effects.</p>
44 Strathearn Area – Settlements without Proposals	<p>1. Amend the gWest Settlement Summary on page 206 to include the following additional text:</p> <p>“Proposals should not result in adverse effects, either individually or in combination, on the integrity of the South Tayside Goose Roosts SPA. Applications should be supported by sufficient information to allow the Council</p>	874	<p>Modification 1</p> <p>This modification was requested following preparation of the Habitats Regulations Assessment and Appropriate Assessment, the recommended modification will provide more clarity as to when and where the Plan’s policy on International Nature Conservation Sites would apply. It will also help clarify for applicants what information would be required to be submitted.</p> <p>The modifications are included to ensure that the requirements of the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) are met. The modification will support the policy approach in relation to protecting the integrity of Natura sites and will therefore not give rise to any significant environmental effects.</p>
45 Strathmore and the Glens Area – Alyth and New Alyth	<p>1. Add the following bullet to the site specific developer requirements for site 60 (Albert Street and St Ninian’s Road):</p> <ul style="list-style-type: none"> <li>• Archaeological investigation may be required.</li> </ul> <p>2. Amend the size and capacity range of site H61 (New Alyth) to read “3.1 ha” and “up to 33” respectively.</p>	886	<p>Modification 1</p> <p>The modification was intended to ensure that any proposal takes into account the archaeological potential of the site which lies to the north of a prehistoric archaeological ring ditch. The modification is in line with Policy 26: Scheduled Monuments and Non-Designated Archaeology in the Proposed Plan and supports the SEA objectives in relation to the historic environment. The modification is not considered to give rise to any significant negative environmental</p>

			<p>effects.</p> <p>Modification 2</p> <p>The modification requires extending site H61 in order to achieve a more logical boundary. This involves increasing the site capacity by 9 units based on medium density and extending the settlement boundary accordingly to follow the new site boundary. A strategic environmental assessment has already been undertaken for the extended version of H61 (previous site assessment undertaken appended).</p> <p>It is not considered necessary to change the cumulative assessment for Alyth. The modification involves a relatively minor area and the site assessment did not identify any significant negative impacts associated with the extension which could have implications for the rest of the settlement.</p>
46 Strathmore and the Glens Area – Blairgowrie and Rattray	<ol style="list-style-type: none"> <li>1. Add the following bullet to the site specific developer requirements for site MU330 (Blairgowrie Eastern Expansion): <ul style="list-style-type: none"> <li>• A traffic management plan to minimise the impact of construction traffic on the area, including for the use of David Farquharson Road as a secondary access route, both during and after construction. This should be prepared and agreed in conjunction with the Roads Authority prior to construction commencing.</li> </ul> </li> <li>2. Amend the indicative site drawing for site MU330 (Blairgowrie Eastern Expansion) as set out in CD 207 except for the line of the link road which should remain as shown in the proposed plan.</li> <li>3. Amend the 12<sup>th</sup> bullet of the site specific developer requirements for site MU330 (Blairgowrie Eastern Expansion) to read: <ul style="list-style-type: none"> <li>• Undertake a detailed survey to establish the ecological value of the existing ancient woodland (AWI LEPO) within the site. Retain and protect the woodland in line with the Scottish Government’s Policy on Control of Woodland Removal and with the recommendations of the survey. Provide native tree planting along the western edge of the site to link with this wood and retain an adequate buffer between the woodland and new development. Other woodland areas on site should also be retained for screening and</li> </ul> </li> </ol>	927	<p>Modification 1</p> <p>The modification is intended to ensure that the traffic impact of development is considered both during and after the construction stage, particularly in conjunction with David Farquharson Road which provides access to the site through an existing residential area. The modification is not considered to give rise to any negative environmental effects.</p> <p>Modification 2 &amp; 5</p> <p>These modifications are related to the indicative site drawings and are intended to provide more clarity and greater detail to help their interpretation. The modification is not considered to give rise to any negative environmental effects.</p> <p>Modification 3</p> <p>The modification is intended to ensure that any development associated with site MU330 takes into account the ancient woodland and existing tree lines within the site. This will ensure that any impacts are avoided/minimized in line with Policy 38 (Trees, Woodland and Forestry) of the Proposed Plan and the Scottish Government’s Policy on Control of Woodland Removal. This</p>

	<p>biodiversity purposes.</p> <p>4. Amend the penultimate bullet of the site specific developer requirements for site MU330 (Blairgowrie Eastern Expansion) to read:</p> <ul style="list-style-type: none"> <li>Retention of part of the site for cemetery provision.</li> </ul> <p>5. Amend the indicative site drawing for site MU5 (Western Blairgowrie) to include reference to the 90 metre contour line, as shown in the council's response to informal further information request.</p> <p>6. Add the following bullet to the site specific developer requirements for site H341 (Westfields of Rattray):</p> <ul style="list-style-type: none"> <li>A Transport Statement dealing with the impact of the development on the nearby junction of Hatton Road and Balmoral Road and footpath links to the rest of Rattray.</li> </ul> <p>7. Amend the second bullet of the site specific developer requirements for site H341 (Westfields of Rattray) to read:</p> <ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required.</li> </ul> <p>8. Delete site H258 (Golf Course Road) and allocate as open space.</p>		<p>modification will particularly support SEA objectives in relation to protecting diversity of species and habitats as well as soils and landscape. The modification is not considered to give rise to any negative environmental effects.</p> <p>Modification 4</p> <p>The modification involves a minor wording change in order to make the requirement clearer. It is not considered to give rise to any environmental effects.</p> <p>Modification 6</p> <p>The modification is intended to ensure that the traffic impact of the development is fully considered at the planning application stage for the benefit of all road users, including pedestrians. The modification is in line with Policy 58: Transport Standards and Accessibility Requirements and is not considered to give rise to any negative environmental effects.</p> <p>Modification 7</p> <p>The modification reflects the SEA for the site which refers to a Flood Risk Assessment in order to mitigate any impact from potential surface water flooding. Therefore, no changes are necessary to the assessment.</p> <p>Modification 8</p> <p>The modification involves deleting a site from the plan and restoring the open space designation as shown in the Adopted Plan. This is considered to support the SEA objective in relation to landscape by retaining the open character of Rosemount along the western part of Golf Course Road. It has been established through the Examination process that the deletion of the site will not have an adverse impact on the overall housing land supply and/or the delivery of other sites within the plan. Therefore it is not necessary to update the cumulative SEA assessment.</p>
47 Strathmore and the Glens Area – Coupar Angus	<p>1. Add the following bullet to the site specific developer requirements for site 32 (Coupar Angus West):</p> <ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	933	<p>Modification 1 &amp; 2</p> <p>The modifications are intended to ensure that developers are fully informed of the flood risk issues affecting the sites and take this into account prior to submitting a planning application. The modifications</p>

	<p>2. Add the following bullet to the site specific developer requirements for site 33 (East of Scotland Farmers Limited):</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>		are in line with Policy 50 and support the SEA objective in relation to water. Therefor it is not considered to give rise to any negative environmental effects.
48 Strathmore and the Glens Area – Settlements with Proposals	<p>1. Add the following bullet to the site specific developer requirements for site H68 (Ardler Road):</p> <ul style="list-style-type: none"> <li>• Drainage Impact Assessment</li> </ul> <p>2. Add the following bullets to the site specific developer requirements for site H69 (Forfar Road):</p> <ul style="list-style-type: none"> <li>• A Transport Statement</li> <li>• Archaeological investigation may be required</li> </ul>	942	<p>Modification 1</p> <p>The modification is intended to ensure that any potential impact caused by surface water flood risk is taken into account at the planning application stage. The modification is in line with Policy 50 New Development and Flooding and supports the SEA objective in relation to water. Therefor it is not considered to give rise to any negative environmental effects.</p> <p>Modification 2</p> <p>The modification was intended to highlight that any proposal will need to take into account the archaeological potential of the site and ensure that the traffic impact of the development can be fully assessed and where necessary, mitigated. The modification is in line with Policy 26: Scheduled Monuments and Non-Designated Archaeology and Policy 58: Transport Standards and Accessibility Requirements in the Proposed Plan. The modification is not considered to give rise to any significant negative environmental effects.</p>
49 Strathmore and the Glens Area – Settlements without Proposals	<p>1. Amend the settlement boundary of Meikleour, on page 242 of the proposed plan, as shown on map MD018.</p>	948	<p>Modification 1</p> <p>The modification was intended to create a more logical and robust settlement boundary that follows the burn and the boundary of the Conservation Area. Although the additional area included in the settlement boundary is affected by high probability surface water flood risk, Policy 50: New development and flooding would ensure that this could be adequately dealt with at the planning application stage. The modification is not considered to give rise to any significant negative environmental effects.</p>
50 Whole Plan Issues	<p>1. Onpage 8, under the sub-heading “Habitats Regulation Appraisal (HRA)”, replace “...a significant adverse effect on the conservation objectives and qualifying features...” with “...adverse effects on site integrity...”</p>	961	<p>Modification 1</p> <p>The modification was requested to reflect the findings of the Habitat Regulation Appraisal (HRA) and the wording of section 48(5) of The</p>

	<p>2. On page 108, add the following text to the end of the settlement summary: “A masterplan for development of the Glenisla Golf Course, located to the east of Alyth, has been agreed.”</p> <p>3. On the following pages, alter the key to the indicative drawings to explain what the lightest green tone denotes:</p> <p>102 (Aberfeldy); 110 (Alyth and New Alyth); 111 (Alyth and New Alyth); 118 (Auchterarder); 119 (Auchterarder); 123 (Balbeggie); 136 (Blairgowrie/Ratray); 137 (Blairgowrie/Ratray); 138 (Blairgowrie/Ratray); 139 (Blairgowrie/Ratray); 140 (Blairgowrie/Ratray); 141 (Blairgowrie/Ratray); 147 (Bridge of Earn and Oudenarde); 148 (Bridge of Earn and Oudenarde); 149 (Bridge of Earn and Oudenarde); 166 (Coupar Angus); 171 (Crieff); 172 (Crieff); 188 (Dunning); 210 (Inchture); 227 (Kinross and Milnathort); 228 (Kinross and Milnathort); 237 (Luncarty); 241 (Meigle); 261 (Perth Area Strategy); 263 (Perth Area Strategy); 268 (Perth Area Strategy); 271 (Perth Area Strategy); 277 (Perth Area Strategy); 286 (Pitlochry); 287 (Pitlochry); 294 (Scone); 296 (Scone); 304 (Stanley); 305 (Stanley), and 306 (Stanley).</p> <p>4. Replace “Main Routes” with “Vehicle/Pedestrian Access” on the key for the indicative site drawings on pages:</p> <p>102 (Aberfeldy); 110 (Alyth and New Alyth); 111 (Alyth and New Alyth); 118 (Auchterarder); 119 (Auchterarder); 123 (Balbeggie); 136 (Blairgowrie/Ratray); 137 (Blairgowrie/Ratray); 138 (Blairgowrie/Ratray); 139 (Blairgowrie/Ratray); 140 (Blairgowrie/Ratray); 147 (Bridge of Earn and Oudenarde); 148 (Bridge of Earn and Oudenarde); 149 (Bridge of Earn and Oudenarde); 166 (Coupar Angus); 171 (Crieff); 172 (Crieff); 188 (Dunning); 210 (Inchture); 227 (Kinross and Milnathort); 228 (Kinross and Milnathort); 237 (Luncarty); 241 (Meigle); 261 (Perth Area Strategy); 263 (Perth Area Strategy); 268 (Perth Area Strategy); 271 (Perth Area Strategy); 277 (Perth Area Strategy); 286 (Pitlochry); 287 (Pitlochry); 294 (Scone); 296 (Scone); 304 (Stanley); 305 (Stanley), and 306 (Stanley).</p> <p>5. Replace “Core Routes/Pedestrian Links” with “Pedestrian Access/Active Travel Routes” on the key for the indicative site drawings on pages:</p> <p>102 (Aberfeldy); 110 (Alyth and New Alyth); 111 (Alyth and New Alyth); 118 (Auchterarder); 119 (Auchterarder); 123 (Balbeggie); 136 (Blairgowrie/Ratray);</p>		<p>Conservation (Natural Habitats, &amp;c.) Regulations 1994. The modification is not considered to give rise to any significant negative environmental effects.</p> <p>Modification 2</p> <p>The modification was intended to acknowledge an approved masterplan for a large site close to Alyth settlement boundary. Any impact associated with the proposal has been dealt with at the planning applications stage, therefore it is not considered necessary to undertake any further assessment.</p> <p>Modifications 3 &amp; 4 &amp; 5</p> <p>The modifications were intended to improve the clarity of the indicative drawings in the Plan. They are not considered to give rise to any environmental effects.</p> <p>Modification 6</p> <p>The modification was recommended in line with the change to the title of Policy 16: Social, <i>Cultural</i> and Community Facilities (discussed under Issue 08). It is not considered to give rise to any environmental effects.</p> <p>Modification 7</p> <p>The modification was intended to provide more clarity by extending the glossary and including the definition of designated sites. It is not considered to give rise to any environmental effects.</p>
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	<p>137 (Blairgowrie/Rattray); 138 (Blairgowrie/Rattray); 140 (Blairgowrie/Rattray); 147 (Bridge of Earn and Oudenarde); 148 (Bridge of Earn and Oudenarde); 149 (Bridge of Earn and Oudenarde); 166 (Coupar Angus); 171 (Crieff); 172 (Crieff); 188 (Dunning); 210 (Inchture); 227 (Kinross and Milnathort); 228 (Kinross and Milnathort); 237 (Luncarty); 241 (Meigle); 261 (Perth Area Strategy); 263 (Perth Area Strategy); 268 (Perth Area Strategy); 277 (Perth Area Strategy); 286 (Pitlochry); 287 (Pitlochry); 294 (Scone); 296 (Scone); 304 (Stanley); 305 (Stanley), and 306 (Stanley).</p> <p>6. In the glossary entry for “<b>Social and Community Facilities</b>”, add “, <b>Cultural</b>” between “<b>Social...</b>” and “<b>...and...</b>”.</p> <p>7. Add the following entries to the glossary (to be inserted within the existing alphabetical order and formatting):</p> <p>“<b>Natura Site</b> A Special Area of Conservation or a Special Protection Area.”</p> <p>“<b>Ramsar Site</b> A wetlands area designated under the Ramsar Convention on Wetlands of International Importance.”</p> <p>“<b>Special Area of Conservation (SAC)</b> A strictly protected site designated under the European Council Habitats Directive (Directive 92/43/EEC). A SAC is classified for habitats and species (excluding birds) which are considered to be most in need of conservation at a European level and are listed in Annexes of the Directive.”</p> <p>“<b>Special Protection Area (SPA)</b> A strictly protected site designated under the provisions of Article 4 of the European Council Birds Directive (Directive 2009/147/EC). A SPA is classified for rare and vulnerable birds, as listed at Annex I of the Directive, and for regularly occurring migratory bird species.”</p> <p>“<b>Site of Special Scientific Interest (SSSI)</b> An area of land or water (to the seaward limits of local authority areas) that Scottish Natural Heritage (SNH) considers to best represent our natural heritage — its diversity of plants, animals and habitats, rocks and landforms, or a combination of such natural features.</p> <p>They are the essential building blocks of Scotland's protected areas for nature conservation. Many are also designated as Natura sites. A SSSI is designated by SNH under the provisions of the Nature Conservation (Scotland) Act 2004.”</p>		
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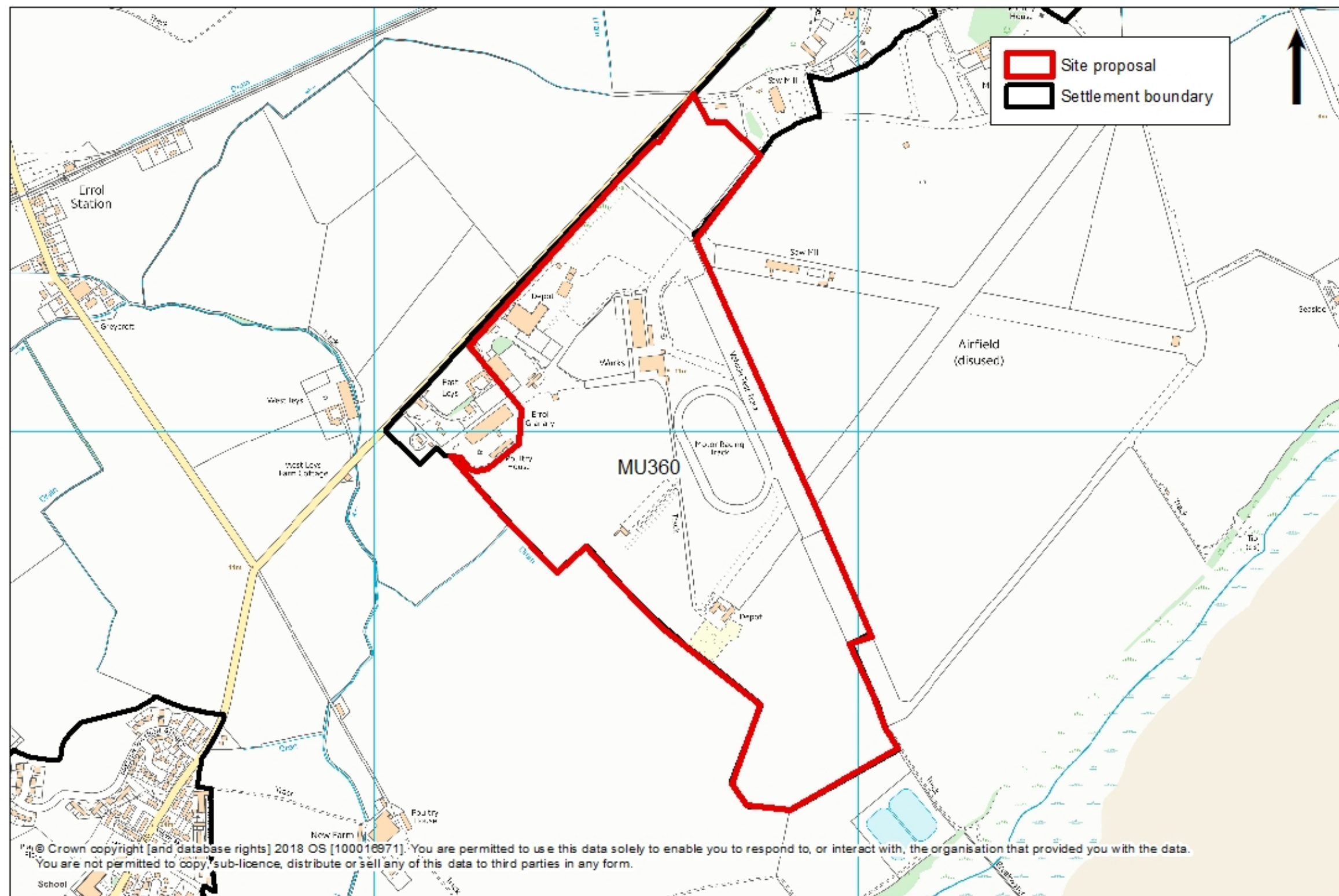
# Appendix – Site Assessments

List of appended site assessments:

- Site MU360 (Errol/Grange)
- Site H61 (Alyth)
- Site H174 (Former Auction Mart, Perth)

# Site MU360

<b>Site Name:</b> Errol Airfield	<b>Source of site suggestion:</b>  Proposed Plan response	<b>All landowners/interested parties identified/aware?</b>  Yes	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  Permission for sustainable village for Morris Leslie. Permission to extend consent for 3 years given in 2013.
<b>Settlement:</b> Grange	<b>Proposed Plan Ref:</b> MU360	<b>Outside or adjacent to a settlement boundary?</b> Adjacent.	
<b>OS Grid Ref:</b>  326633 723935	<b>Site Size (ha):</b> 58	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b> Non tiered	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.).</b>  Disused airfield with buildings, runway etc. Surrounded by farm land and agricultural buildings.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc.):</b> Disused airfield: brownfield land	<b>Proposed Use:</b> Housing	<b>Officer Comments</b>  Site a disused airfield on a flat site very close to River Tay. Contrary to TAYplan strategy. Planning consent already granted to site. Site is a very large extension to a small settlement and is contrary to the current LDP tiered settlement strategy.	



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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No geodiversity present.	GIS	0		0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	No watercourse or woodland within site.	GIS	0		0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Site on disused airfield and adjacent to a number of farm steadings and cottages. Would require car use therefore potential but limited increase in air pollutants.	GIS layers	-	Could be mitigated through potential sustainable forms of travel being investigated.	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Errol primary school catchment area. School at capacity running at 145%	1.4 km from Errol primary school.	--	Would require extension to school to accommodate increased school roll.	--
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No open space, Core path 350 metres from site.	GIS	0	Application of Policy on Open Space in New Developments ensures appropriate provision of informal and formal open space alongside any development proposals.	+
	Will the proposal create/reduce	Population	Mixed use proposal.	Uniform	+		+



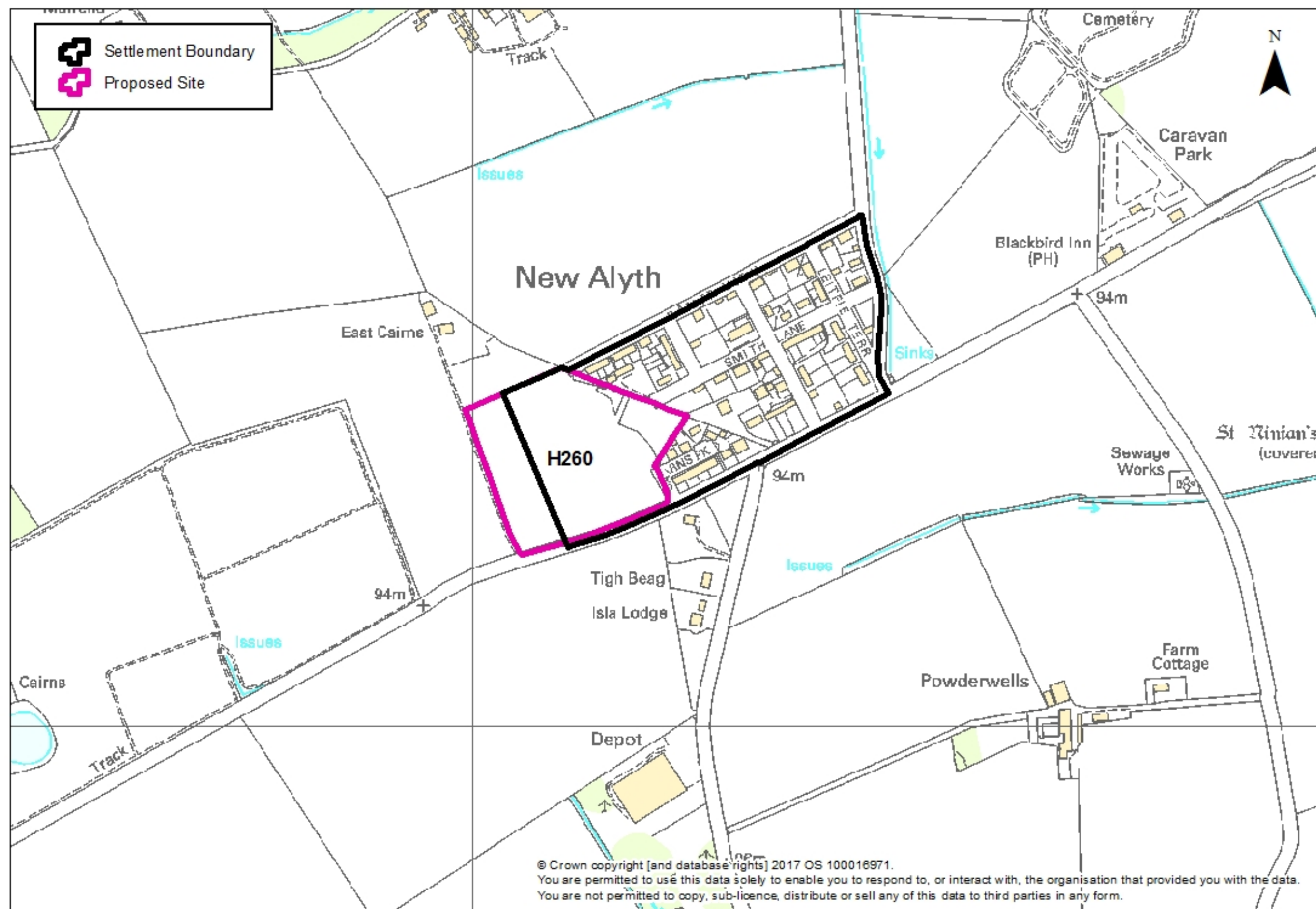
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	employment land/opportunities?						
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	Aerial	+		+
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	Unknown contaminated land issues due to being an airfield previously.		-		-
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Permission approved for extension to consent time.	Uniform	0		0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site facing south. Quite exposed.	Aerial	+	South facing houses taking advantage of site orientation.	++
	Vehicular Access constraints or opportunities -  Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access directly onto B road running through village. Nonetheless, actual access to site would need significant upgrading.	Site visit  Check CFS form  Aerial maps	+	Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	++
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Outwith bus stop buffer of 400m.	GIS	-		-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No servicing constraints. Rail network 200m.	GIS	0		0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No, outwith tiered settlement.	TAYplan	--		--
	Will the site make use of existing buildings?	Material Assets	Possible reuse of buildings.	Aerial	+		+
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No landscape designations	GIS	0		0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is adjacent other buildings but within a countryside setting. Some trees within site. Very flat and adjacent to River Tay.	Aerial/site visit	-	Retain and enhance countryside setting through careful design and landscaping	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS	N/A		N/A
<b><u>Material</u> assets</b>							
	Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human	No.	GIS	N/A		N/A

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

## Site H61

<b>Site Name:</b>  <b>Extension to H61</b>	<b>Source of site suggestion:</b>  Developer/ Agent		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  No planning applications
<b>Settlement:</b>  <b>New Alyth</b>	<b>GIS Site Ref:</b>  <b>MIR Site Ref:</b>  <b>Pre-MIR Site Ref: New Alyth</b>  <b>Proposed Plan Reference: 260</b>	<b>Outside or adjacent to a settlement boundary?</b>  <b>Adjacent to settlement boundary.</b>	
<b>OS Grid Ref:</b>  747293 324106	<b>Site Size (ha): 2.75</b>	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  <b>No</b>	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.).</b>          Flood risk assessment already required for H61.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc.):</b>  <b>Agriculture</b>	<b>Proposed Use:</b>  Housing – extension to currently allocated H61 which has not been developed yet.	<b>Officer Comments:</b>  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
<b>Water</b>							
	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 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.	Check on OS map  GIS Landuse layer  Waste water drainage hotspots  Private water supplies (risk assessed) layer	0	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.	+
	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
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are no 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 measures may include seeding locally	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Catchment	catchment  River Tay Catchment		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 <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in 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, 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
<b>Service Infrastructure</b>							
	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 <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	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.  Adopted core path to the north of the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application 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 surrounding area.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	n/a	n/a	n/a
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ <a href="#">soils</a> <a href="#">issues</a> 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
<b>Deliverability/sustainability constraints</b>							
	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 from prevailing winds?	Climatic factors	Yes, the site is southerly facing and protected from prevailing winds by treebelt to the west of 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.	+
	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	-	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
				Check distance to local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer  Check the health and safety consultations at the back of the LDP (they are not digitised)  Check for pylons on OS map and on site visit	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
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs,	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

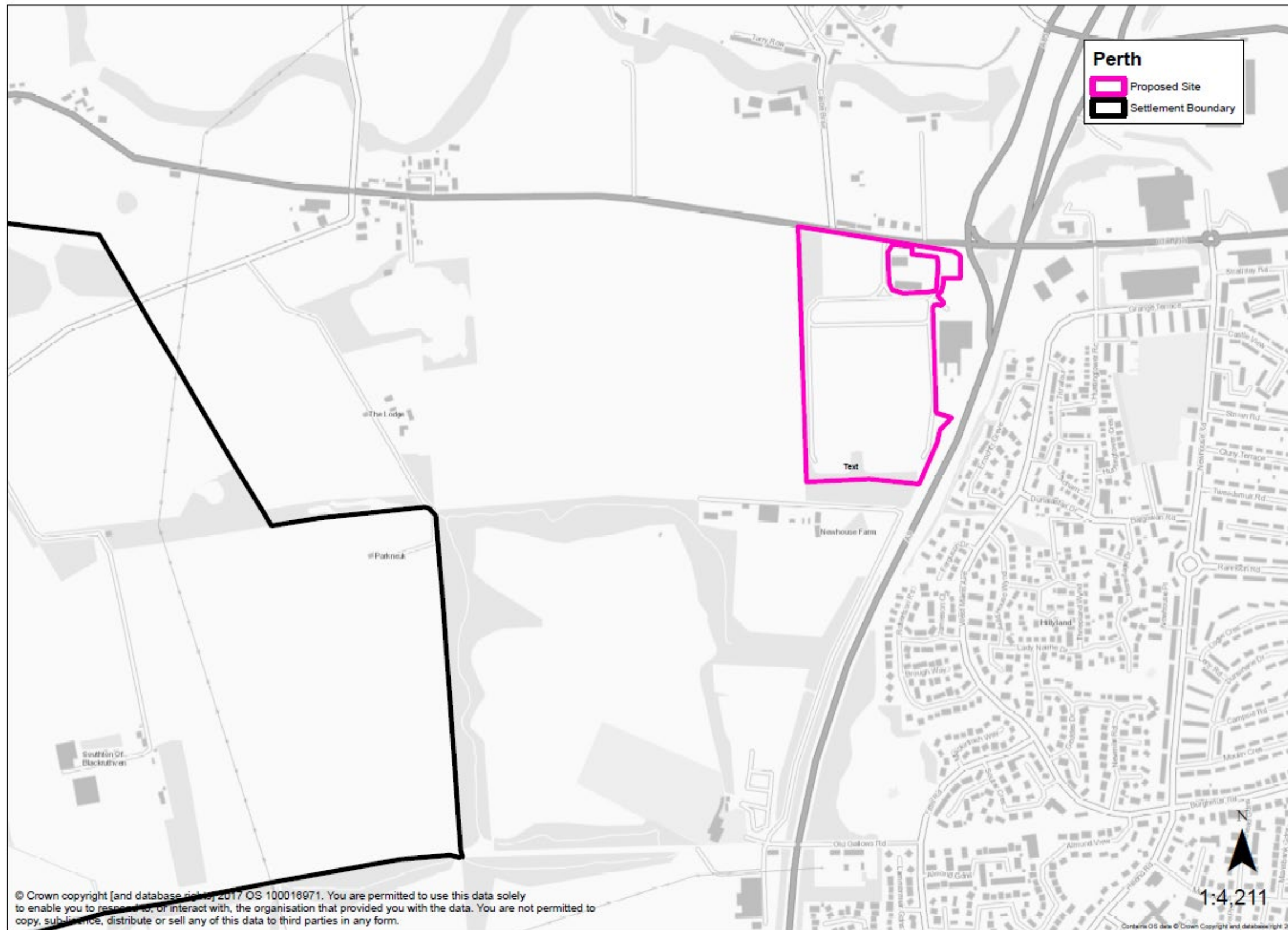
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	and local landscape designations?						
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Yes	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.	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
<b><u>Material</u> assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	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 <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		n/a	n/a	n/a
<b>Constraints</b>							
	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	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No		+	n/a	+

# Site H174 – Former Auction Mart, Perth

<b>Site Name:</b> Former Auction Mart	<b>Source of site suggestion:</b> All landowners/interested parties identified/aware?  Barratt North Scotland		<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>  The site is identified as white land within the settlement boundary in the adopted Perth and Kinross Local Development Plan.  The site benefits from an existing planning consent for a Sainsbury's supermarket (application reference: 09/02126/FLM) and a Petrol Filling Station (application reference: 12/00392/FLL).The Council permitted an in principle planning application 16/01348/IPM for residential at the former auction mart site as it was in accordance with the current LDP. A detailed planning application (18/00412/AMM) for an initial phase of 43 homes) was approved on the 4th of July 2018. The 18/01038/AMM planning permission for the rest of the site (208 dwellinghouses, 30 flats, and 11 garages) was granted 18 <sup>th</sup> December 2018.
<b>Settlement:</b> Perth	<b>GIS Site Ref:</b>  <b>MIR Site Ref:</b>  <b>Pre-MIR Site Ref:</b>  <b>Proposed Plan Ref:</b> H174	<b>Outside or adjacent to a settlement boundary?</b>  Inside	
<b>OS Grid Ref:</b>  724629 308308	<b>Site Size (ha):</b> 10.8 hectares	<b>Within a TAYplan preferred Settlement, if so which settlement tier?</b>  Tier1	<b>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.).</b>  The site is located on the A85 and lies to the immediate west of the A9 where there are existing commercial and leisure uses (Dobbies, The Glover Arms and Travelodge). To the west is land allocated for housing development H70 Perth West. Within the site to the south is some woodland and then beyond this outwith the site is Newhouse Farm and further potential development as part of a wider Perth West. Along the western edge there is some woodland.  There is an established footpath linkage to the adjacent Dobbie's Garden Centre, Travelodge and restaurant as well as the A85. There is also an established pedestrian track which runs along the western boundary of the site and provides a link to the south towards Newhouse Farm and the caravan park beyond.
<b>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</b>  It is a cleared brownfield site formerly occupied by the Perth Agricultural	<b>Proposed Use:</b>  Residential	<b>Officer Comments</b>  The site lies within the settlement boundary and as such was already supported in LDP1 for development subject to Development Plan vision, strategy and general policies.  Whilst the Council sought that this site should be retained as part of the wider Perth West site in LDP2 in case either of the planning permissions lapsed, the Reporter recommended that it is identified as a separate allocation.  Key linkages had been considered but closer integration of the former auction mart site with the wider Perth	

Centre.		West site would better address placemaking objectives, and would be beneficial to developers, being a more equitable and cost effective way of integrating and providing for open space, active travel, education and other infrastructure costs. However since onsite progress suggests the 18/01038/AMM planning permission is unlikely to lapse there is unlikely to be any implication from the Reporter's recommendation to remove the site from LDP2 and make it a separate allocation.	
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
<b>Water</b>							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Possibly  The groundwater status is poor but the pressure is from arable farming.	Check on OS map  GIS Landuse layer  Waste water drainage hotspots  Private water supplies (risk assessed) layer	-	Apply Water Environment policy to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	0
	Can the option connect to the public foul sewer?	Water	Yes it lies close enough to the existing network (and Scottish Water note that there is sufficient capacity in the WWTW.	GIS Layer for existing network	0	Policy Foul Drainage	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There are some small pockets of medium risk SEPA surface water flood risk areas affecting the northern part of the site adjacent to A85 and in the central areas.	Check all the GIS Layers for flood risk	-	Policy Surface Water Drainage  SEPA were satisfied from information submitted to support the in principle permission that there are no flood risk concerns affecting the site.	0
<b>Biodiversity, Flora and Fauna</b>							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There is a protected species record for hedgehog within the site.  Giant hogweed was present onsite and its spores could also be within the trees on the southern woodland boundary	GIS layers  SAC/SPA/SSSI/NNR/TPO/protected species  Loch Leven Catchment  Lunan Valley catchment	-	Removal of hogweed and felling and replanting of the southern boundary woodland due to possible presence of giant hogweed spores.	0

				River Tay Catchment			
	Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI and Tayside Geodiversity Sites	0	n/a	0
	How will <a href="#">habitat connectivity or wildlife corridors</a> be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is some woodland along the southern boundary of the site.	GIS aerial map/OS map/site visit	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy.  Landscape framework including additional planting, setting development well back from existing and proposed woodland.	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Yes	GIS Layers	-	Application of policy Air Quality	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	There is limited capacity in Ruthvenfield Primary School catchment.	GIS Layers for school catchments	0	Developer contribution required toward school provision	0
	To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	It does not affect any existing open space.  There is an established footpath linkage to the adjacent Dobbie's Garden Centre, Travelodge and restaurant as well as the A85. There is also an established pedestrian track core path which runs along the western boundary of the site and provides a link to the south towards Newhouse Farm and the caravan park beyond.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Policy Open Space would ensure some provision of informal and formal open space alongside any development proposals.  Core path linkage along the western and southern edges of the site should be retained and appropriate linkages made to them through the site.	+



	Will the proposal create/reduce employment land/opportunities?	Population	No	Check CFS form	0	n/a	0
<b>Soils</b>							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ <a href="#">soils issues</a> on the site? (see notes)	Material Assets and Soils	<p>There is no peat content in the soils here but all but the northern edge of the site lies within prime agricultural land.</p> <p>Detailed ground conditions assessment works have previously been undertaken at the site including trial pits and boreholes. The previous assessment work concluded that there is no significant contamination at this site.</p>	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	<p>Good quality soils should be removed for use in other parts of Perth and Kinross.</p> <p>In principle permission had condition to further identify any contamination and propose mitigation measures if required and the detailed application had a statement submitted which EH had no comments on.</p>	0
<b>Deliverability/sustainability constraints</b>							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes it is indicated it can be within their Call for Sites form	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	It has south facing slope and there is some shelter from woodland to the south and to the west.	Check CFS form, aerial map and possibly site visit	-	<p>Siting and design of buildings to take account of solar orientation.</p> <p>Potential for planting associated to landscaped areas to provide some more shelter.</p>	+
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Transport Assessment was prepared to support the permission for Sainsbury's indicated that proposed road improvement works would accommodate the projected uplift in traffic resulting from the supermarket proposal. It is anticipated that the proposed mixed use commercial and residential development would have less of a traffic impact than the consented	Check CFS form, aerial map and site visit	0	<p>Access road would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Planning permission requires a traffic signal control system at the A85/Huntingtower Park access</p>	0

			<p>9533 sq m supermarket and petrol filling station.</p> <p>A Transport Assessment would be undertaken to accompany any planning application for this site to demonstrate that the site will not impact on the road networks.</p>			<p>signalised junction.</p> <p>Planning permission also requires :land that is required to safeguard the provision of this pedestrian/cycleway bridge provision over the A9 and proportionate financial contribution toward its provision</p> <p>2 suitable access connection points into and out of the wider Perth West MU70 required up to the edge of the western boundary</p>	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	It is reasonably well located site for active travel to the primary school and is close to the commercial centre and shopping facilities on the A85. There is a bus stop which serves Dobbie's Garden centre very close to the site.	<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>	+	Planning permission requires the applicant to replace and reposition existing bus shelters to rear of Travelodge, on the A85 and on Castle brae.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS and site visit</p>	0	n/a	0
	Does the proposal support a	Material Assets	No	Check NPF and	0	n/a	0

	designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?			TayPlan Strategic Development Plan			
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	0	n/a	0
<b>Landscape Designated sites</b>							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No it will not affect any designated site.	GIS layers for NSA and SLA	0	n/a	0
<b>Non designated landscape features and key landscape interests</b>							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>It is a highly visible site lying next to the A85 which requires careful design and layout and high quality landscaping/planting. However it also has a good planting framework.</p> <p>The Perth Landscape Capacity Study identifies this site within a landscape character unit for the Gask ridge</p> <p>The A9 has formed a strong physical feature restraining development from sprawling along the Gask</p> <p>Ridge which is important because the ridge landscape is not associated with extensive built development. The woodlands are important landscape features and the hills are prominent in many views, especially from the A9 and the motorway on these important approaches to the city.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	-	Landscape framework including additional planting, setting development well back from existing and proposed woodland.	0
	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
<b><u>Material</u> assets</b>							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling	Material Assets and Human Health	No	GIS layer for waste management sites	0	n/a	0

	operation?						
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	No	Check Zero Waste Plan	0	n/a	0
<b>Cultural Heritage</b>							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Mains of Huntingtower, henge, enclosures and pits lies to the northwest of the site, and Huntingtower Castle lies to the north both Scheduled monument.  Local archaeology records lie within the site to the north adjacent to the A85 for a road? and a rectilinear enclosure?	GIS layers  Listed building, SAMs, 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.  Planning permission requires a scheme of archaeological investigation.	0
	To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Possibly		0	Recording of any features found in investigation	+
<b>Constraints</b>							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes the proposal is compatible with existing commercial facilities and Newhouse farm, however road noise could impact on amenity.	OS map and site visit	-	Ensure appropriate mitigation of noise impacts	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	There are no known constraints	Check CFS form	0	n/a	0