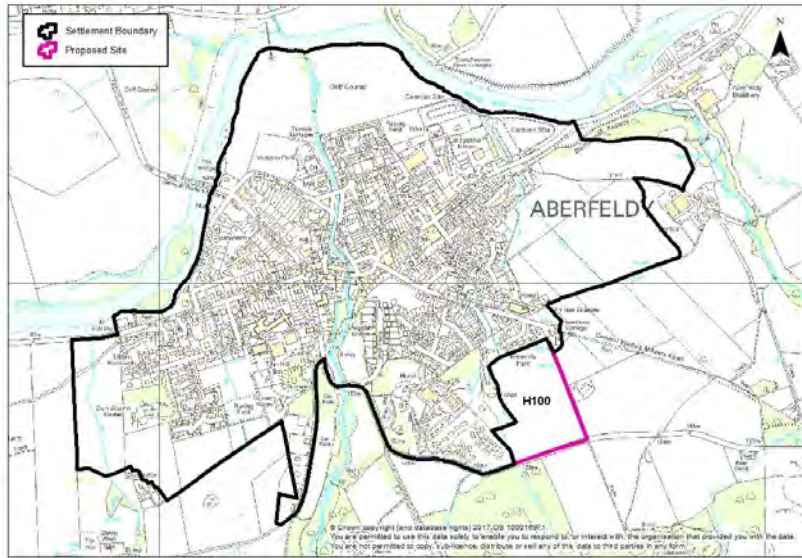


Appendix E – Highland Area Site Assessments

Site Name: Amulree Road	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: White land outwith settlement boundary. Considered through previous MIR as option C for 100 houses but not included in PLDP and not discussed at Inquiry. No planning applications.
Settlement: Aberfeldy	GIS Site Ref: Aberfeldy 2 MIR Site Ref: Amulree Road (Map 21/22) Pre-MIR Site Ref: None Proposed Plan Ref: H100	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 286144 748653	Site Size (ha): 6.76	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site slopes down from the A826 and is steeper in the south; tree belt and residential to west, broken tree belt on eastern boundary with agriculture beyond, residential to north, and A826 to south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture	Proposed Use: Housing, leisure and community facilities	Officer Comments Visually prominent site with potential for adverse impact on the Special Landscape Area. Aberfeldy is a tier 3 settlement in TAYplan. This site was previously considered a reasonable option in the MIR and in the longer term it could be the best option for expansion of Aberfeldy. However, there are already two allocated sites in Aberfeldy and it is doubtful as to whether adding a third site would result in additional houses being built.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment area. Watercourse running along the	Check on OS map GIS Landuse layer Waste water drainage	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			western boundary. No impact on GWDTs; not in a waste water drainage hotspot.	hotspots Private water supplies (risk assessed) layer		consents at the waste water treatment works. Drainage impact assessment/hydrology study will be required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip. Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	Medium probability of surface water flooding from the burn which runs along the western boundary of the	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health	site. Patches of high probability from the same source affecting north west corner of site and possibly the south western corner.			risk from both small watercourses but also the risk from pluvial flooding and include remedial measures to resolve current ongoing flooding issues at Braeside Park. Consideration of runoff from the hillside is also required.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>No designations but the River Tay SAC is linked to the site by a burn.</p> <p>The ancient woodland to the south is separated from the site by a road.</p> <p>Protected species (hedgehog and red squirrel) recorded in surrounding residential areas to the west but not within site itself.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Need to survey mature woodland areas on the western side of the site; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Conservation of existing trees and walls on and adjacent to the site, the burn and its banks and wider biodiversity. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest.</p> <p>Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the eastern edge of the site.</p> <p>Landscaping on the western edge of the site could reinforce the biodiversity and landscape value of the burn.</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						<p>Assessment and mitigation of any potential impact on the River Tay SAC and water quality due to the burn to the west, which links the site to it.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site</p>	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is currently open fields used for grazing – the highest value for habitat and biodiversity currently is likely to be the burn and tree belt on the western boundary and there is the potential to enhance this further	GIS aerial map/OS map/site visit	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the	+

	Site assessment question (click on links embedded in the text 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 create connections through the site.			use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Breadalbane Academy Primary / Academy catchment. Sufficient primary capacity. Site being promoted for mix of uses including community facilities but these are not specified	GIS Layers for school catchments	+	n/a	+
	To what extent will the proposal affect the quality and quantity	Popl and human health	No paths or maintained open space on site itself but a core path runs	GIS layers for core paths	-	Application of policies on Community Facilities, Sport and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of open space and connectivity and accessibility to open space or result in a loss of open space?	or material assets	near the north eastern corner of the site and the scope to link into this should be investigated	and rights of way and maintained open space and existing LDP for open space allocations		Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Retention of the core path north east of the site and consider the provision of a path link between it and the A road to the south.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land. Proposal includes housing, leisure and community facilities – the leisure and community facilities are not specified but there may be some scope for small scale employment opportunities	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland. Data for prime agricultural land not available.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Site to be developed within 5-10 years i.e. 2023-28	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site sites on a north facing slope	Check CFS form, aerial map and possibly site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would need to be taken from the A road to the south and Old Crieff Road to the north.	Site Visit Check CFS form Aerial Map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Approx half the site is within the 400m buffer zone. The centre of the site is 720 metres from a marked bus stop, to the north west. The settlement is on a bus route and has a good frequency of buses. Centre of the site is 750 metres from the square, the centre of local services and employment in Aberfeldy. This is a five minute walk although will involve a steep hill in	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			the northern part of the site.				
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Not within any consultation zones	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Aberfeldy is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within the settlement boundary.	++
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							

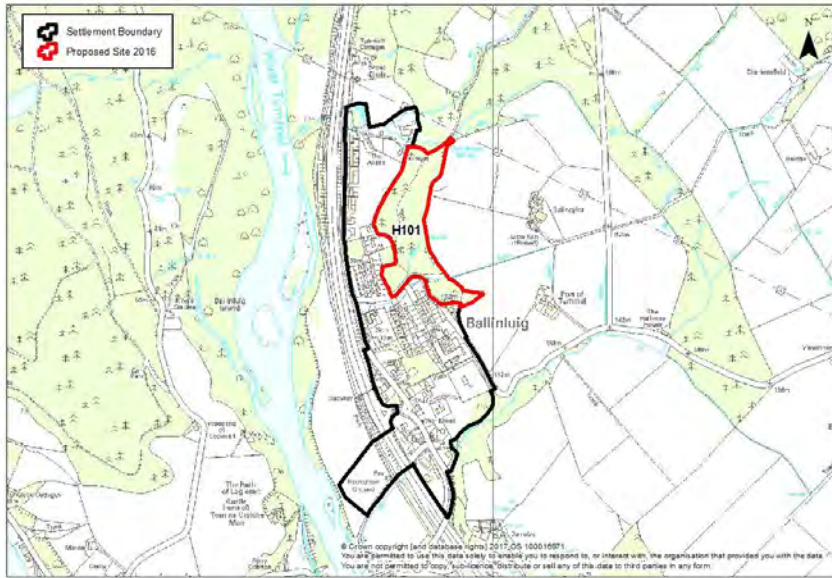
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Site within the Strath Tay Special Landscape Area.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>Outwith current settlement boundary but is adjacent to it. There is an open view of the site from the road to the south and glimpse views from the draft core path to the north east.</p> <p>The site could be designed with a landscape framework which improves the existing hard built edge to the settlement.</p> <p>Within the Highland Glens Landscape Character Area.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	--	<p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, particularly the steeper southern part. This should include the creation of a tree belt along the southern side to create a new natural settlement edge.</p>	-
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not in proximity to Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Nothing within site itself but there several archaeological features nearby to the north including the military road, and running along the eastern boundary (Gatehouse quarry and aerial ropeway) which will need to be taken into account if access is proposed into the site from the north eastern corner	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Archaeological survey prior to taking access from the north east corner to determine impact on sites of archaeological importance.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding land uses – residential to north and west; agricultural to east and south.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Ballinluig 2	Source of site suggestion: Main Issues Report Representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Adjacent to the allocated site H40 in the LDP.
Settlement: Ballinluig	GIS Site Ref: Ballinluig 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Ref: H101	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 297758 753084	Site Size (ha): 7.03	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Residential and open space	Officer Comments Development of housing would impact on the ancient woodland and the corresponding habitat / biodiversity and landscape value of the site. There is already a site allocated for housing in Ballinluig. To extend the allocation to include a site for a further 25 houses in LDP2 would result in an overall development of such a scale that it could undermine the TAYplan spatial strategy of directing the majority of growth to the principal settlements.	Residential to the south and west with a further area allocated for residential to the north west. Agricultural land to the east. The site is sloping, covered in coniferous trees and is highly visible from the railway and A9(T) to the west.

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment Area.</p> <p>Two watercourses running across the south of the site. There is a further watercourse to the north which extends into the northernmost tip of</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	-	Application of Policies on Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			the site. No impact on GWDTEs; not in a waste water drainage hotspot.	assessed) layer		Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip. Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Two areas of high probability surface water flooding outwith the site to the east. No identified flood risk within the site.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>The woodland on the site is in the ancient woodland inventory and the Native Woodland Survey of Scotland, the ditches in the south east of the site feed into the River Tay SAC to the west.</p> <p>Red squirrel recorded in the vicinity of the site.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	--	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Need to survey mature woodland areas; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Conservation of existing trees on the site, the watercourses and their banks and wider biodiversity. Provide open space adjacent to the watercourses to enhance their landscape and biodiversity interest.</p>	--
	Are there any local geodiversity sites or wider geodiversity interests that could be affected		No	GIS Layers for Geological Conservation	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	by the proposal?			Review sites, SSSI, and Tayside Geodiversity Sites			
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland covers the whole site and there are two main watercourses which cross the site. The woodland is part of a larger network to the north. The proposals suggest the retention of a strip of woodland which would help reduce the risk of fragmentation of the network.	GIS aerial map/OS map/site visit	--	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species. Retention of woodland strip to ensure continued connectivity to network to the north and to retain scope for extending the network further south.	-
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	No	GIS layers	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Logierait Primary school which has sufficient capacity. School roll only at 36% so additional houses would help support school.	GIS Layers for school catchments	+	n/a	+
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There is a play area adjacent to the site, to the south, and a playing field to the west of the settlement. Core path MASG/104 runs through the middle of the site north to south. MASG/107 also runs along a section of the northern boundary.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. The core paths running through the site and along the northern boundary should be protected.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	No indication of timescale given but site is proposed as an extension to the existing allocated H40 site so assume development within 5-10 years.	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Retention of a tree belt would potentially offer some protection from wind.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site could be accessed via the roads to the west or the south.	Site Visit Check CFS form Aerial Map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>There are local services in the settlement including: a primary school, a petrol filling station, a shop, a pub and a restaurant. The distance from the settlement to those and employment is 11 miles to Aberfeldy and 6 miles to Pitlochry.</p> <p>The site has a bus stop on the A9(T) and has a good frequency of buses. Train services are available from Pitlochry and Dunkeld.</p>	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	+	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	n/a	n/a	n/a

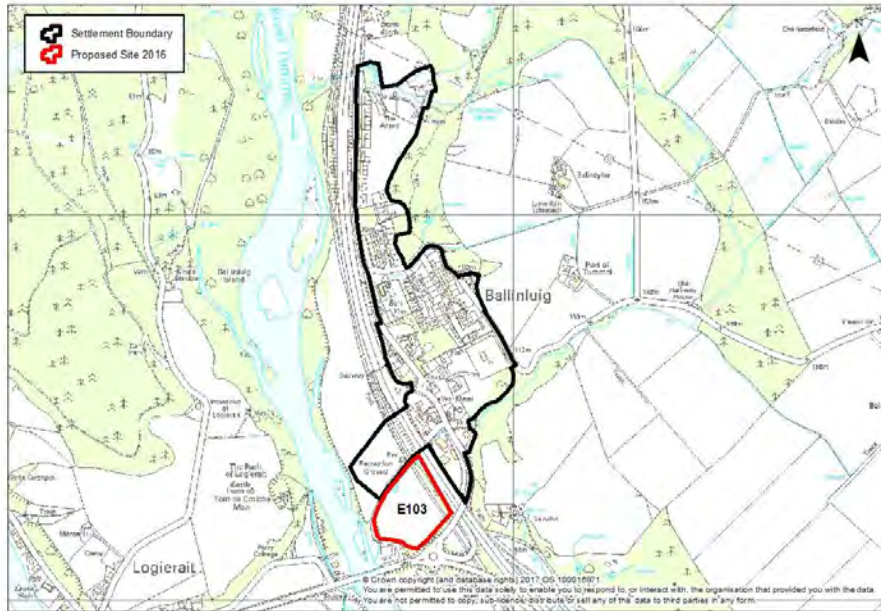
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	No – none on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designated sites, but it is ancient woodland.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources.	--
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Highland Glens landscape character area. The woodland is the main landscape feature and forms a backdrop to the settlement.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Integration into the existing landscape to be an integral part of all development schemes, designed to enhance the setting and development site. Good quality design and landscaping to help integrate any development into the settlement.	-
	Will the proposal have an adverse impact on the integrity	Popl and human health or material	Not in proximity of the green belt.	GIS layer greenbelt	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of the greenbelt?	assets					
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	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
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site is adjacent to existing residential areas.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Ballinluig 3	Source of site suggestion: Main Issues Report Representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Adjacent to site identified as open space in the LDP. Rejected by the Reporter at the previous LDP inquiry.
Settlement: Ballinluig	GIS Site Ref: Ballinluig 3 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: E103	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 297736 752235	Site Size (ha): 4.35	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Employment use (Classes 4, 5 & 6). The site has capacity for 1,000 square meters of commercial space.	Officer Comments The site was included in the previous Proposed Plan as E11 but was deleted by the Reporter because there was significant doubt as to whether development would be possible due to flood risk. SEPA's concern was that the flood risk cannot be mitigated without running the risk of flooding to neighbouring areas. No new information has been submitted to demonstrate that these concerns can be addressed. Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements.	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site consists of an area of land to the south of the settlement of Ballinluig located between the River Tummel to the west and the A9 to the east. The site is mainly flat and rises to the north. The playing field to the north, the A(T) road and a garden centre to the east, the road to the south and the river and riverbanks to the west. The site is flat and forms part of a flat floodplain of agricultural land between the A9(T) and the River Tay

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment Area and is within close proximity to the River Tummel to the west.</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage</p>	-	Application of Policies on Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>Watercourse runs along boundary of the site from the north to the west.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p>	<p>hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its	Water, Climatic	The entire site is at risk of river flooding from the Tummel (within	Check all the GIS Layers for	--	Flood Risk Assessment with site layout plan will be required at	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	development result in additional flood risk elsewhere?	Factors and Human Health	the floodplain). There is a high probability of surface water flooding in the middle of the site and a smaller area of medium risk surface water flooding in the south west.	flood risk		planning application stage to assess the risk of flooding.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>The River Tay SAC to the west, the trees on the embankment to the south of the site, the burn along the north western edge of the site.</p> <p>Red squirrel recorded within the vicinity of the site but no protected species recorded within the site itself.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Conservation of existing trees on the site, the burn and its banks and wider biodiversity. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest.</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Geodiversity Sites			
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The trees and watercourse on the site boundary are likely to connect into a wider habitat network, however the site itself an open flat field.	GIS aerial map/OS map/site visit	0	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Logierait Primary school which has sufficient capacity. School roll only at 36% so additional houses would help support school.	GIS Layers for school catchments	+	n/a	+
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There is a playing field to the north of the site. There are no core paths within the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Linkages to core path to the south and beyond the recreational field to the north.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Proposal has the potential to create 1,000 square meters of commercial space	Check CFS form	++	n/a	++
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Unknown	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is open apart from trees planted on the edge of the roads.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site can be accessed from the roundabout on the A road to the south east of the site	Site visit Check CFS form Aerial Map	+	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are local services in the settlement including: a primary school, a petrol filling station, a shop, a pub and a restaurant. 11 miles to Aberfeldy and 6 miles to Pitlochry. The site is within 400m of a bus stop. Train services are available from Pitlochry and Dunkeld.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to	+	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The railway line runs along the north eastern boundary. An extended area is within the Network Rail Ownership Buffer.	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	-	Consultation with Network Rail	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	No – none on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							

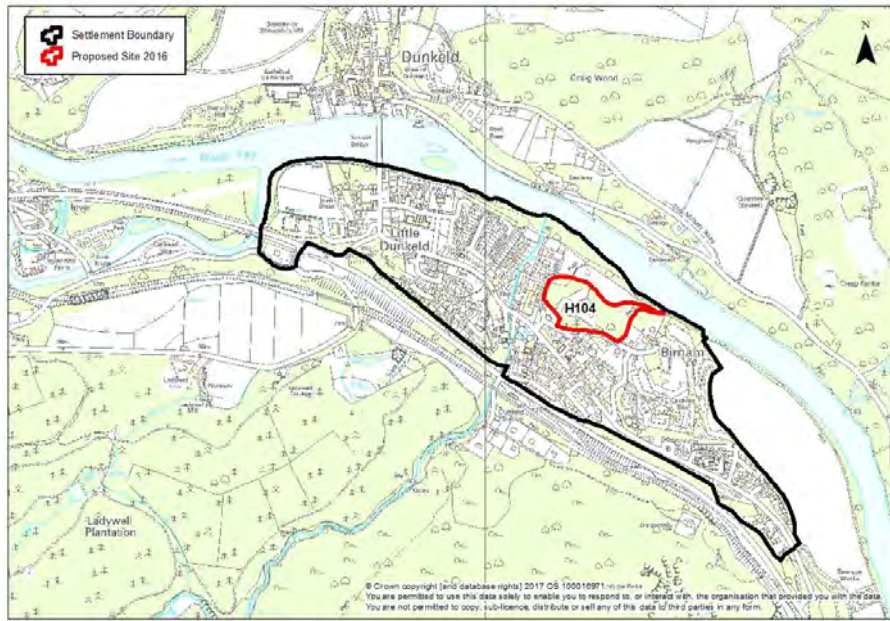
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Not within any designated sites.	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>The site is in the Highland Glens landscape character area. The River Tay and its banks, to the west, are the main landscape feature. The burn along the northern edge of the site is also a feature.</p> <p>The site is highly visible from the A road on an embankment to the south and the railway and A9(T) to the north east.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	--	<p>Integration into the existing landscape to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Good quality design and landscaping to help integrate any development into the settlement.</p>	-
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	Not in proximity of the green belt.	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Employment uses would be compatible with the surrounding land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Birnam 1	Source of site suggestion: MIR representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Approximately half the site is identified as open space in the LDP.
Settlement: Birnam	GIS Site Ref: Birnam 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H104	Outside or adjacent to a settlement boundary? No	
OS Grid Ref: 303310 741947	Site Size (ha): 3.31	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site forms the grounds of Torwood House. Heavily wooded with residential to the east, west and south, and open space to the north with the River Tay beyond.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Largely undeveloped	Proposed Use: Residential	Officer Comments Development of housing would impact on the ancient woodland and the corresponding habitat / biodiversity and landscape value of the site. Also potential for adverse impact on the cultural heritage value of the site. Approximately half the site is designated open space which is part of a larger allocation along the bank of the River Tay. The LDP presumes against the loss of open spaces. The remainder of the site is white land within the settlement boundary which could come forward for development without being allocated.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment Area. No watercourses apparent within the	Check on OS map GIS Landuse layer Waste water drainage	-	Application of Policies on Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>site but is very close to the River Tay.</p> <p>No impact on GWDTs; not in a waste water drainage hotspot.</p>	<p>hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Along the northern boundary and extending down towards the centre of the site at medium probability of river flooding. No identified risk of surface water flooding within the site.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>No other designations or protected species recorded within the site. The majority of the site is wooded (ancient woodland) so is likely to have significant biodiversity value – any loss of woodland is likely to have an adverse impact.</p>	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	--	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Need to survey mature woodland areas; ornithological survey; mammal survey; and woodland survey.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p>	--
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by	Bio flora and fauna	Ancient woodland covers the majority of the site. Any additional	GIS aerial map/OS	--	Retaining woodland in line with Scottish Government Control of	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the proposal – will it result in habitat fragmentation or greater connectivity?		residential development within the site is likely to result in a reduction in woodland cover and could therefore have an adverse impact.	map/site visit		Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and	Population and human	Royal School of Dunkeld Primary School/ Breadalbane Academy	GIS Layers for school	--	Developer contribution towards education.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	infrastructure (see notes)	health or material assets	catchment. Primary school does not have sufficient capacity (at 87%).	catchments			
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	<p>Large area of maintained open space immediately adjacent to the northern boundary.</p> <p>Approximately half the site is designated as open space in the adopted LDP. Additional development would be likely to impact on the designated open space unless it was restricted to the area surrounding Torwood House which is excluded from the designation.</p> <p>Adopted core paths DUNK 55 and 56 run along or close to the southern, eastern and western boundaries. These link into the wider core path networks in Birnam to the south and along the River Tay to the north.</p>	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	--	<p>Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.</p> <p>Restrict development to the area around Torwood House which is excluded from the open space designation.</p> <p>The core paths around the site should be protected.</p>	--
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site?	Material Assets and	No loss of peatland or prime	GIS Layers for carbon	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(see notes)	Soils	agricultural land No known contamination issues	richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	No indication of timescale given in MIR representation.	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site would have a degree of protection from prevailing winds due to the woodland cover. However this may also reduce the potential for solar gain.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	St Mary's Road and Oak Road which run along the southern and western boundaries respectively are narrow single track roads. There is no current access from the north. The scale of development proposed is small and is likely to be limited to those parts which front onto the existing roads.	Site visit Check CFS form Aerial map	--	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	-
	Is the site close to a range of facilities? Can these be accessed	Climatic factors and	The site is a little over half a mile from the services, facilities and	GIS layer for bus stops has	0	Application of policies on Transport and Accessibility	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	by public transport?	human health	public transport in Dunkeld. There is no identified town centre in Birnam itself although the school is within walking distance. It is within a 400m buffer zone of a bus stop with stops located on nearby Murthly Terrace. It is within walking distance of Dunkeld and Birnam Train Station. There are good bus services between Dunkeld and Perth, along the A9(T).	a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities		which require development proposals to be easily accessible to all modes of transport.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The easternmost section of the site is within the Scottish Gas Network Pipeline consultation zone. The zone runs close to the northern boundary of the site.	GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	-	Consultation with HSE	0
	Does the proposal support a designated National Planning Framework national priority or	Material Assets	Yes – tiered settlement	Check NPF3 and TAYplan	++	n/a	++

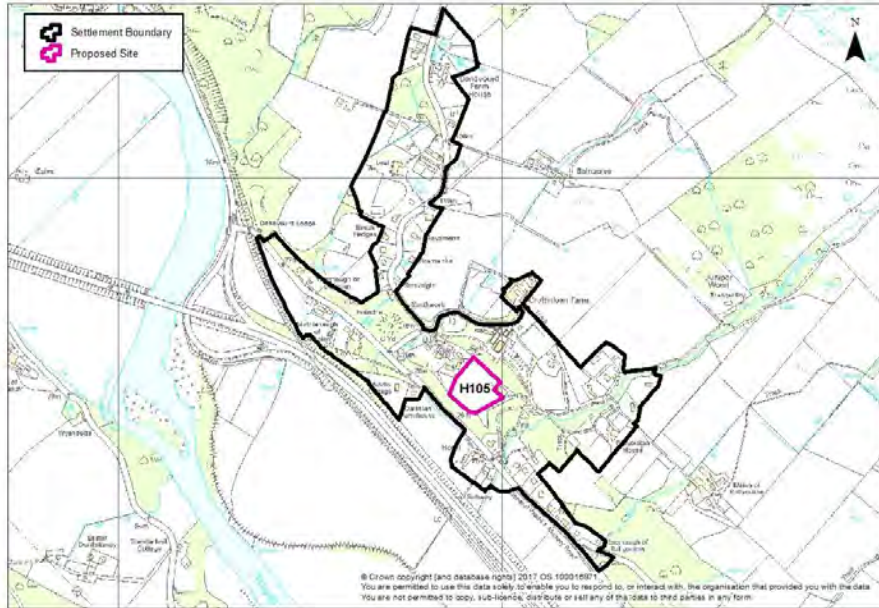
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	is it consistent with the Strategic Development Plan?			SDP			
	Will the site make use of existing buildings?	Material Assets	Unknown. There are a small number of buildings within the site including Torwood House itself and other buildings which are presumed to relate to the House. It is not known whether the proposals for residential development on the site include any proposals for the reuse of any of the existing buildings.	GIS aerial map/site visit	0	Reuse any vacant buildings	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	It is within the River Tay (Dunkeld) National Scenic Area. The majority of the site is ancient woodland which forms part of the setting of the River Tay. Even with mitigation any additional development is still likely to have some impact on the NSA.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	--
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?	Landscape	The site is in the Highland Glens landscape character area and is within the settlement boundary.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	-	Integration into the existing landscape to be an integral part of all development schemes, designed to enhance the setting and development site. Good quality design and landscaping to help integrate any development into the	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				if one is available Site visit		settlement.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	Not within proximity of the green belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological	Torwood House is listed as having archaeological importance and is B listed. Several of the buildings in the area surrounding the site, particularly to the northwest and	GIS layers Listed building, Scheduled	--	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design and though	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		heritage (and links with landscape)	south are also listed. The site is wholly within the conservation area.	Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit		application of the Historic Environment policies.	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be limited scope		0	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site is within the settlement boundary and is surrounded on three sides by houses; further residential development would not therefore be incompatible.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No known technical constraints which would prevent development.	Check CFS form	+	n/a	+

Site Name: Croftinloan School grounds	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Eastern part of site included within application for 2 houses (11/00861/FLL & 14/01003/FLL). Consent granted in 2014 for 6 houses outwith the site to the west.
Settlement: Croftinloan	GIS Site Ref: Croftinloan 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H105	Outside or adjacent to a settlement boundary? No	Site not submitted in previous call for sites.
OS Grid Ref: 295928 756456	Site Size (ha): 1.17	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Housing	Officer Comments The site is allocated open space within the settlement boundary which forms part of a wider 'green wedge' – retention of this green wedge is important to maintaining the character and setting of the area. Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements.	Small paddock within grounds of former Croftinloan School. Well established mixed woodland to the north, east and south. Residential development to the west.

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>No impact on GWDTs; not in a waste water drainage hotspot.</p> <p>Within the River Tay Catchment area.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				supplies (risk assessed) layer		treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Medium probability of river flooding outwith site to the south west (River Tummel). High probability of surface water flooding outwith site to the north west and south west. No recorded flooding on site but anecdotal evidence that is an issue in whole area.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>d species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	<p>Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?</p>		<p>No</p>	<p>GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>
	<p>How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?</p>	<p>Bio flora and fauna</p>	<p>Site itself is an open grassed area but it surrounded by woodland to the north, east and south which is likely to contain significant biodiversity and habitat. Forms part of a network to the north east, south east and north west.</p>	<p>GIS aerial map/OS map/site visit</p>	<p>-</p>	<p>Existing network should be retained.</p> <p>Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and</p>	<p>0</p>

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Insufficient capacity at catchment primary (Pitlochry Primary at 80%). Catchment for Pitlochry High School	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No maintained open space or core paths but forms part of a larger area of allocated open space in the adopted LDP.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	--	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Information not provided. Site is in single ownership.	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	Surrounding woodland will offer shelter from prevailing winds but may reduce scope for making best use of solar gain.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access likely to be taken from the south east. Connection to the A9 via the Pitlochry South interchange. Roads in the settlement are narrow.	Site visit Check CFS form Aerial Map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	No facilities within Croftinloan, 2 miles to services and facilities in Pitlochry. Within 400m of bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of	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
				the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designations on site itself. Surrounding woodland to the east on the ancient woodlands inventory.	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Within the Highland Glens landscape character area. Close to the A9 but is screened from it. Also largely screened from surrounding roads and properties by existing woodland. However the retention of the existing allocated 'green wedges'	Check existing LDP GIS layer wild land Check the landscape	--	Existing established woodland provides a landscape framework for the site. Landscaping/tree planting to be an integral part of all development schemes,	--

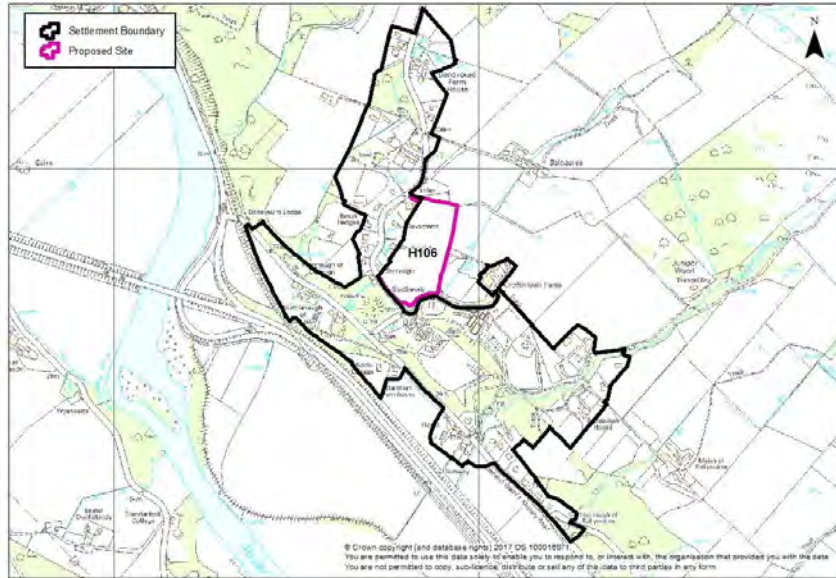
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			within the settlement are important to maintaining the character and setting of the area.	impact using capacity study if one is available Site visit		designed to enhance the setting and development site.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							

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

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

Site Name: Land to east of Gramaiche	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Submitted through previous call for sites but not taken forward. No planning applications within site boundary.
Settlement: Donavoured	GIS Site Ref: Donavoured 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H106	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 295836 756792	Site Size (ha): 3.72	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Sloping site with houses to the west, open fields to the north and east, woodland to the south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land / grazing	Proposed Use: Up to 10 housing including self-build plots	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. This group of settlements are not identified in the adopted Plan for significant growth and the boundaries have been drawn tightly. The allocation of this site would create too large an extension to the existing settlement and it is unlikely that a suitable access can be provided. Anecdotal evidence of flooding on the site.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. No impact on GWDTs; not in a waste water drainage hotspot. Watercourse outwith site near the south eastern boundary.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				assessed) layer		Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk recorded but anecdotal evidence of flooding being an issue in this whole area from uses further up the hill.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment		and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is open fields with agricultural land to the east and houses to the west. Most value likely to be in the woodland and watercourse along the southern boundary. New landscaping is proposed to the eastern boundary.	GIS aerial map/OS map/site visit	-	Existing network should be retained. 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.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Insufficient capacity at catchment primary (Pitlochry Primary at 80%). Catchment for Pitlochry High School	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No maintained open space or core paths. Site is an open field.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	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
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land. Northern half of site is mineral soil with occasional peat although adverse impact likely to be minimal No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Any loss of peatland will require to be mitigated	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	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	South west facing. Rising land to the north offers some protection from northerly winds	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities -	Material assets and climatic	Vehicular access from a steep, single track road with no footways. Unlikely that suitable access can be	Site visits Check CFS	--	Application of policies on Transport and Accessibility. Road and access improvements	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Road network capable of accommodating traffic generated?	factors?	provided	form Aerial Map		to the satisfaction of the Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Settlement has no services or facilities. Site is 2 miles from services in Pitlochry. Within 400m of bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	May be overhead lines. Otherwise no constraints	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS	-	Advised that a legal agreement in place with SSE that existing overhead lines can be diverted at no cost to the landowner.	0

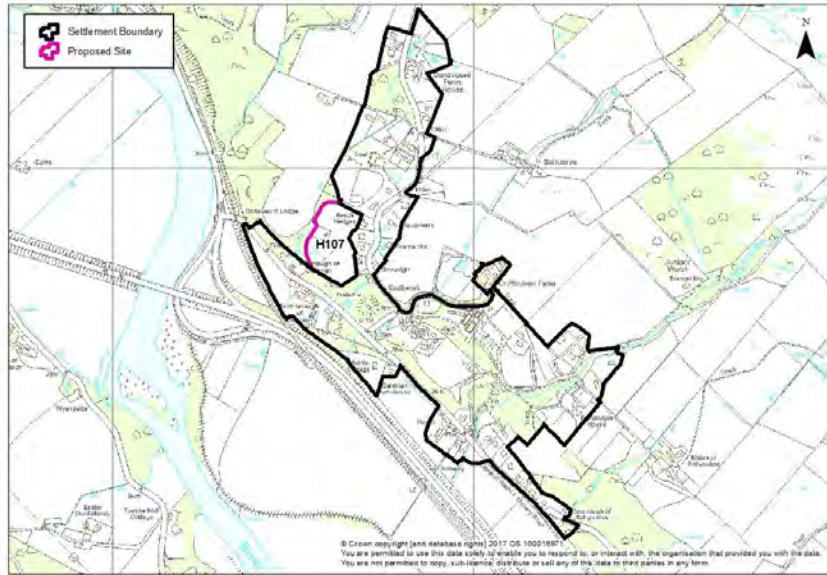
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Within the Highland Glens landscape character area. Settlement consists of houses scattered along minor roads. Sloping site not visible from the A9. Woodlands to the south within SNWI – woodland on the south eastern boundary within the native woodland survey of Scotland.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Provision of a landscape framework especially to the west.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	None on site itself. Sites of archaeological interest outwith site to the north and south. Southern site also a scheduled ancient monument.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Siting of the access road to avoid impact on the archaeological site to the north.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Landscape, Battlefields, Archaeology Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with neighbouring land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Provision of a suitable access likely to be a significant constraint	Check CFS form	--	n/a	--

Site Name: Land to west of Donavourd	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Not submitted through previous call for sites.
Settlement: Donavourd	GIS Site Ref: Donavourd 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H107	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 295610 756795	Site Size (ha): 2.44	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open site surrounded by woodland to the north, south and west, houses to the east.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Amend settlement boundary to allow future housing	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. This group of settlements are not identified in the adopted Plan for significant growth and the boundaries have been drawn tightly. The allocation of this site would potentially create too large an extension to the existing settlement and there may be issues in providing a suitable access. Anecdotal evidence of flooding on the site.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>No impact on GWDEs; not in a waste water drainage hotspot.</p> <p>Watercourse within a very small part of the western boundary.</p> <p>Within the River Tay Catchment</p>	<p>Check on OS map</p> <p>GIS Land use layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	-	Application of policies on the Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			area.	assessed) layer		<p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk recorded but anecdotal evidence of flooding being an issue in this whole area from uses further up the hill.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is open field. Most value likely to be in the surrounding woodland on the southern, western and part of the northern boundaries.	GIS aerial map/OS map/site visit	-	Existing network should be retained. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Insufficient capacity at catchment primary (Pitlochry Primary at 80%). Catchment for Pitlochry High School	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space	Popl and human health or material	No maintained open space or core paths. Site is an open field.	GIS layers for core paths and rights of way and	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?	assets		maintained open space and existing LDP for open space allocations		formal open space alongside development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	n/a	n/a	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	n/a	n/a	n/a
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing	Climatic factors	Site is south facing	Check CFS form, aerial map and	+	Siting and design to take account of solar orientation. Include sustainable design and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	winds?			possibly site visit		construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No information provided as to how it is proposed to access the site. Road to the east is a steep, single track road with no footways. Southern road also narrow.	Site visit Check CFS form Aerial Map	--	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	-
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Settlement has no services or facilities. Site is 2 miles from services in Pitlochry. Within 400m of bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	One small building towards the western boundary. No proposals to reuse or retain. Impact minimal	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	Within the Highland Glens landscape character area. Settlement consists of houses scattered along minor	Check existing LDP GIS layer wild	-	Surrounding woodland provides a suitable landscape framework.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	accommodate it? (see notes)		roads. Surrounding woodland on SNWI	land Check the landscape impact using capacity study if one is available Site visit		Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							

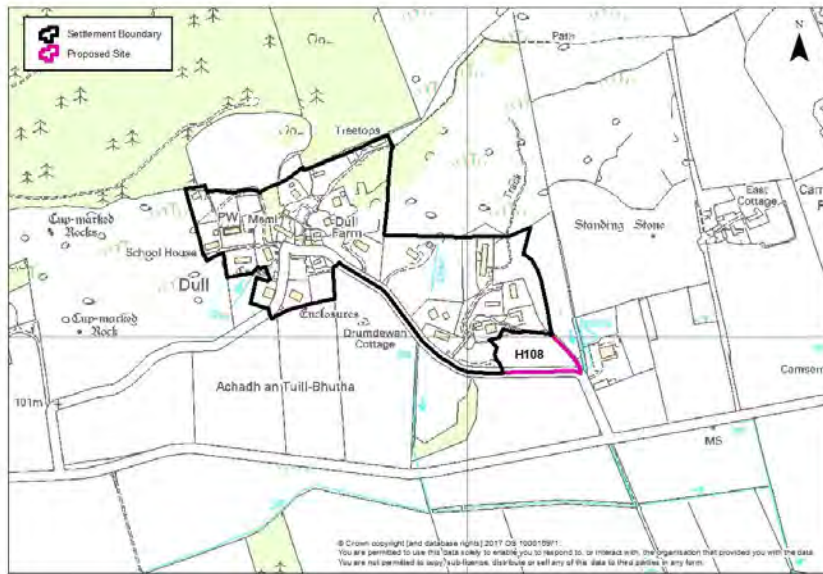
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	None on site itself. Site of archaeological interest and scheduled ancient monument outwith site to the south east but impact likely to be minimal due to distance from site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with neighbouring land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	Provision of a suitable access may be	Check CFS	-	n/a	-

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

Site Name: South east of village	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications on site Site proposed through previous call for sites
Settlement: Dull	GIS Site Ref: Dull 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H108	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 281098 748978	Site Size (ha): 0.68	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is south east of the existing settlement boundary with residential to the north, road and agricultural land to the south, agriculture and visitor centre to the east, possibly private garden to the west.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Housing	Officer Comments Potential for adverse impact on the landscape and the Special Landscape Area, and road network capacity possibly an issue. Site is 3.5 miles from the nearest local service centre and has limited public transport links so it would create car traffic. Proposed scale of development is unknown but the proposed site boundary has potential to create a sizeable extension to the settlement. In the adopted Plan Dull is not identified for significant growth and the current settlement boundary already	

		<p>offers the potential to accommodate some small scale additional development.</p> <p>Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements.</p>	
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Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water	Water	Waterbody classified as having an overall status of good. No pressures	Check on OS	-	Application of policies on the Water Environment and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	environment? (see notes)		<p>have been identified.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p> <p>Watercourse and pond outwith the site to the east.</p> <p>Within the River Tay Catchment area.</p>	<p>map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No recorded flooding issues on the site.	Check all the GIS Layers for flood risk	n/a	n/a	n/a
Biodiversity, Flora and Fauna							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>Pine martin recorded in the surrounding area</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the eastern and southern edges of the site.</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Scattered trees along the eastern, southern and part of the northern boundaries and on the site but otherwise an open site. Most value likely to be in connecting to the	GIS aerial map/OS map/site visit	0	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			existing network of trees and hedges in surrounding gardens.			verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Breadalbane Academy Primary which has capacity.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity	Popl and human health or material	No loss of maintained open space. Core path runs along the southern	GIS layers for core paths and rights of	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	and accessibility to open space or result in a loss of open space?	assets	boundary of the site.	way and maintained open space and existing LDP for open space allocations		provision of informal and formal open space alongside development proposals. The core path running along the southern boundary should be protected.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	n/a	n/a	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Site is mineral soil with occasional peat. LCA50K does not cover Dull. No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Mitigation for loss of peatland.	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years of adoption (2023 - 2028)	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the	Climatic	South facing	Check CFS form, aerial	+	Siting and design to take account of solar orientation.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?	factors		map and possibly site visit		Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site and wider village is accessed from the B846 and thereafter by narrow single track roads. Capacity of these roads to support significant additional development likely to be a constraint.	Site visit Check CFS form Aerial Map	--	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	--
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Limited facilities within Dull. Site is 3.5 miles from services and facilities in Aberfeldy. Within 400m buffer of bus stops.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	Small building in north western corner otherwise none on site	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within the Strath Tay Special Landscape Area.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of 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
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>The existing settlement is clustered at the top of a slope. Development of this site would sit below the line of existing development.</p> <p>Development on the site would be visible from the surrounding road network, in particular the B846.</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>	--	Provision of a landscape framework for the site. Siting and design to reduce visual impact.	-
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

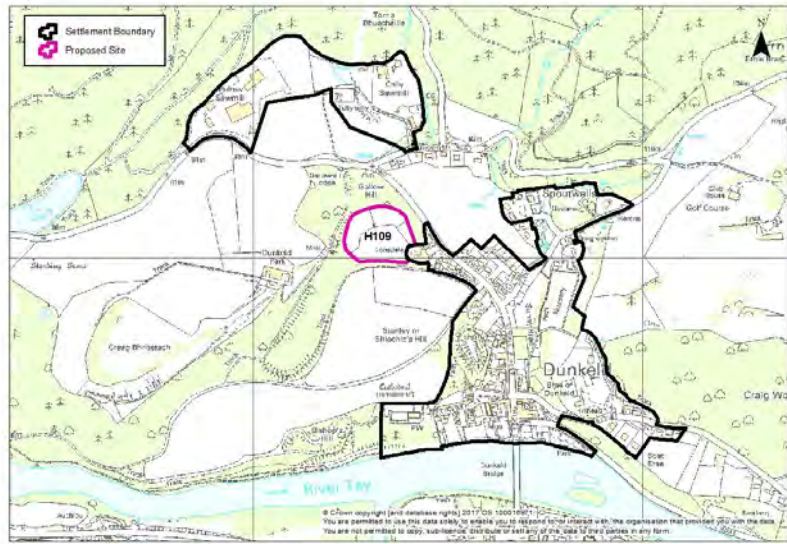
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Capacity of road network to support significant additional development may be a constraint.	Check CFS form	-	n/a	-

Site Name: Dunkeld Walled Garden	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: Covered by LDP policy regarding Gardens and Designed Landscapes which seeks to manage change to protect and enhance integrity. No planning applications
Settlement: Dunkeld	GIS Site Ref: Dunkeld 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H109	Outside or adjacent to a settlement boundary? Adjacent to a small part of the settlement boundary	
OS Grid Ref: 302320 743058	Site Size (ha): 2.08	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located outwith the settlement boundary to the north of Dunkeld, close to the A923. The site forms part of the Dunkeld House Garden and Designed Landscape and is currently open grassland. The site is bounded primarily by woodland.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – part of the garden and designed landscape	Proposed Use: Residential	Officer Comments Potential for adverse impact on the National Scenic Area and the historic environment. Development within a designed landscape isn't prohibited by the Historic Environment policies. However, the site is outwith the settlement boundary and extending the boundary to include this site would not result in a logical boundary given that	

		the site is separate from the rest of the settlement and is largely hidden from it.	
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Location Plan



Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water						
Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment area. Doesn't appear to be any	Check on OS map GIS Landuse layer Waste water	-	Application of polices on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment;	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			watercourses on the site. No impact on GWDTEs; not in a waste water drainage hotspot	drainage hotspots Private water supplies (risk assessed) layer		connection to public sewerage system and meet discharge consents at the waste water treatment works.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified on site itself. Large area at high probability of surface water flooding to the south of the site but this sits at a lower level.	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site not covered directly by any international or other designation but is within 2km of the River Tay	GIS layers SAC/SPA/SSSI/ NNR/	-	Need to survey mature woodland areas surrounding the site; ornithological survey; mammal survey; and woodland	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>SAC</p> <p>Hedgehog is a species of conservation concern recorded near the site.</p> <p>Surrounding ancient woodland will have some biodiversity value.</p>	<p>TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>survey.</p> <p>Conservation of existing trees and walls on and adjacent to the site.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	<p>Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?</p>		<p>No</p>	<p>GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>
	<p>How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?</p>	<p>Bio flora and fauna</p>	<p>Doesn't appear to be any watercourses on the site.</p> <p>A number of dispersed trees on the site but would be scope to link in to the surrounding ancient woodland, particularly to the north.</p>	<p>GIS aerial map/OS map/site visit</p>	<p>-</p>	<p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Where appropriate, measures to enhance biodiversity will be implemented. Such measures</p>	<p>+</p>

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Royal School of Dunkeld Primary School/ Breadalbane Academy catchment. Primary school does not have sufficient capacity.	GIS Layers for school catchments	--	Developer contribution towards education	0
	To what extent will the proposal affect the quality and quantity	Population and human	Parks in the settlement and one mile from recreational open space in	GIS layers for core paths	-	Application of policies on Community Facilities, Sport and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of open space and connectivity and accessibility to open space or result in a loss of open space?	health or material assets	<p>Birnam.</p> <p>Low density development is proposed and the remaining parts could be landscaped to provide amenity open space that adds to the existing amenity open space around the settlement. This could enhance the setting of the settlement and be of local biodiversity value.</p> <p>No existing core paths or rights of way on or near the site.</p>	and rights of way and maintained open space and existing LDP for open space allocations		Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or peatland.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site be delivered within the LDP timeframe?	Material assets	Unknown – no information provided	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	South facing but opportunity for solar gain may be affected by surrounding woodland	Check CFS form, aerial map and possibly site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access from main road through the town	Site visit Check CFS form Aerial Map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is largely within the 400m buffer zone. The site is within reasonable walking distance of services, facilities and public transport in Dunkeld, as it is on the edge of the town centre. It is one mile from those in Birnam, including the primary school. It is miles from Dunkeld Railway Station. There are good bus services between Dunkeld and Perth, along the A9(T).	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Not within any zones	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Dunkeld is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within the settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected –	Landscape	Site is in the River Tay (Dunkeld) National Scenic Area.	GIS layers for	--	Application of policies on Environmental Resources and	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	including NSAs and local landscape designations?			NSA, and SLA		associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>The site is in the Highland Glens landscape character area.</p> <p>It is adjacent to the settlement boundary. Stone wall and mature trees on the eastern boundary mean site is not visible from the A923 to the north or east.</p> <p>Set within an area of ancient woodland.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	-	<p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Extend new areas of semi-natural, or ancient or native planting to reinforce any particularly sensitive areas.</p>	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							

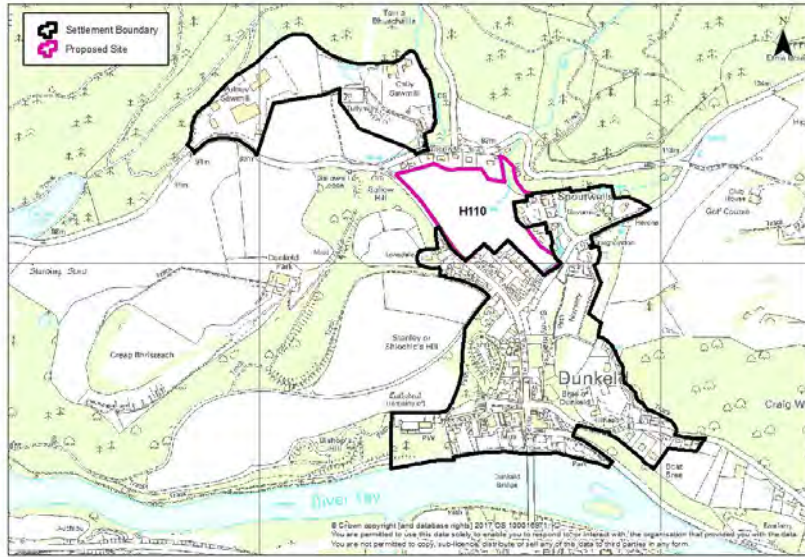
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	n/a	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Dunkeld House walled garden listed building (B listed) Within the Dunkeld battlefield Within the Dunkeld House garden and designed landscape Also archaeological sites within and adjacent to the site	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	--	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design but some adverse impact still likely. Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of archaeological importance and the setting of archaeological features.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Potential for a restoration and maintenance regime for the walled garden		-	Recording of any features found in investigation. Restoration and maintenance regime for the walled garden as a requirement of development.	++
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding land uses; only a small number of residential properties on the southern boundary	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Land at A923 / Blairgowrie Road junction	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: 08/01100/FLL conversion of former reservoir building to dwelling house No previous development on the site and no planning applications.
Settlement: Dunkeld	GIS Site Ref: Dunkeld 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H110	Outside or adjacent to a settlement boundary? Adjacent	Residential proposed. Site previously submitted at MIR stage but not included.
OS Grid Ref: 302541 743132	Site Size (ha): 5.23	Within a TAYplan preferred Settlement, if so which settlement tier? Adjacent to a tier 3 settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is located outwith the settlement boundary to the north of Dunkeld, between the A923 and Blairgowrie Road junction. The site is currently used for grazing. The land is undulating rising from low lying ground in the south west to higher ground in the north east. The site is bounded by residential development to the north, south and east. It is a green field that is part of the setting of Dunkeld, particularly as it is adjacent to the A road approach to the settlement from the north west and the town centre car park. The form of the settlement is characterised by a tight cluster of development along two main streets in the town centre. There are small suburban residential areas adjacent to the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use: Residential	Officer Comments Shortage of sites in Highland HMA and site options are limited in all 3 tiered	

<p>Undeveloped – agricultural (grazing)</p>		<p>settlements. MIR considered amending the settlement boundary to allow some small scale residential development providing adverse impacts can be mitigated but acknowledged that the site unlikely to be effective as a large scale allocation. This approach does, however, have the potential to generate significant adverse landscape impacts on the National Scenic Area and also adverse impacts on the historic environment.</p>	
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Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment area.</p> <p>There are burns which drain onto the site and then go underground on or near the site. These are on the eastern edge and in the north of the site and are likely to drain into the</p>	<p>Check on OS map</p> <p>GIS Land use layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			River Tay. No GWDTEs affected; not in a waste water drainage hotspot	assessed) layer		treatment works. Drainage impact assessment/hydrology study may be 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	Call for sites form says is serviced by water and sewerage	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Small area of medium probability of surface water flooding near western boundary, presumably from underground burns.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding from the burns on and adjacent to the site.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site not covered directly by any international or other designation but the watercourses on the site are likely to link to the River Tay SAC. Therefore potential impact should be evaluated and mitigated. Ancient Woodland to the north east	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	-	Assessment and mitigation of any potential impacts on the Tay SAC which is linked to the site burns. Conservation of mature trees adjacent to the site and the ancient woodland to the north	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>of the site, mature trees adjacent to the site and stone walls. A burn in the north east.</p> <p>The burns may provide a habitat for otters.</p> <p>Red Squirrel and hedgehog recorded near the site.</p>	<p>Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>east.</p> <p>Need to survey mature woodland areas around the site; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Retention of important trees, structural planting, hedgerows etc and require additional structural planting along the eastern edge of the site.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	<p>Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?</p>		<p>No</p>	<p>GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Ancient Woodland to the north east and south west of the site. A burn in the north east.	GIS aerial map/OS map/site visit	-	<p>May be an opportunity through development to make additional green network connections though the site especially to the east, west and south.</p> <p>Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.</p>	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Royal School of Dunkeld Primary School/ Breadalbane Academy catchment. Primary school does not have sufficient capacity.	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	<p>Parks in the settlement and one mile from recreational open space in Birnam.</p> <p>The more prominent elevated part of the site could be landscaped to provide amenity open space that adds to the existing amenity open space around the settlement. This could enhance the setting of the settlement and be of local biodiversity value.</p> <p>Adopted core path DUNK/136/1 runs along part of the southern boundary of the site; potential to link into other core paths near to site to the north, north east and south.</p>	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	<p>Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.</p> <p>Retention of the core path to the south and consider additional linkages to the core path network in the surrounding area.</p>	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and	Greenfield	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Soils					
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or peat land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Development within 5 years (up to 2023). Site in control of a single owner.	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Southern aspect	Check CFS form, aerial map and possibly site visit	+	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	++
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is located immediately adjacent to the junction between the A923 and the Blairgowrie Road. Vehicular access available from the A923 to the west. Small scale development is proposed	Site visit Check CFS form Aerial Map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			– likely to be capacity within the local road network				
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>The site is less than half a mile from the services, facilities and public transport in Dunkeld although it is uphill from these. It is one mile from those in Birnam, including the primary school and the train station. There are good bus services between Dunkeld and Perth, along the A9(T).</p> <p>The settlement is 12 miles from the local service centre of Pitlochry, where the secondary school is located and 14 miles from a wider range of services, facilities and employment in Perth.</p>	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Not within any zones	<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>	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Dunkeld is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within the settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	In the River Tay (Dunkeld) National Scenic Area. A paddock which is detached from the wider countryside by the houses along Blairgowrie Road.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintaining the distinctive character of settlements.	--
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	It is a paddock that forms part of the setting of the settlement, although it is separated from the surrounding countryside by prominent residential development along the Blairgowrie Road. It is on the edge of the settlement	Check existing LDP GIS layer wild land Check the landscape	--	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Extend new areas of semi-natural, or ancient or native	-

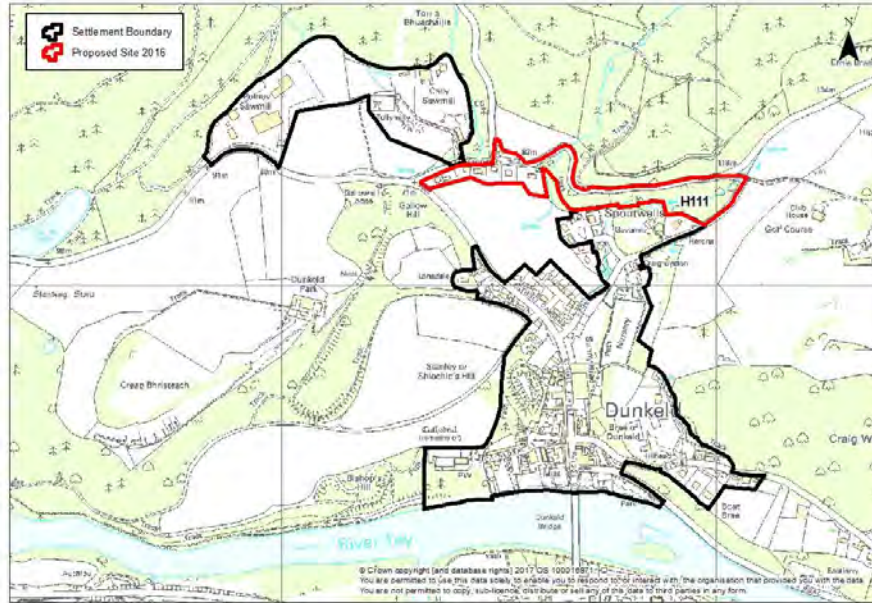
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>boundary.</p> <p>The site is in the Highland Glens landscape character area. There are mature trees adjacent to the site. Development on this site could be in keeping with the key characteristics, particularly if it includes landscaping on the more prominent upper slopes to integrate development into the countryside setting of the settlement and enhance that setting.</p> <p>Key views from the A road approach to the settlement from on the west and the town centre car park. Good quality design and landscaping on the more prominent upper slopes could integrate development into the settlement when viewed from these locations.</p>	<p>impact using capacity study if one is available</p> <p>Site visit</p>		<p>planting to reinforce any particularly sensitive areas.</p> <p>Good quality design and landscaping on the more prominent upper slopes to help integrate development into the settlement and the countryside setting of the town.</p> <p>Restrict development to small scale windfall residential and avoid the upper slopes to reduce the risk of adverse impact.</p>	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the	Material Assets and Human	n/a	GIS layer for waste management	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
	waste handling operation?	Health		sites			
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>No scheduled monument on or adjacent to the site. It is visible from the scheduled ancient monument of Dunkeld Cathedral, but as part of the countryside setting of the settlement in the middle distance.</p> <p>Site is across the road from Dunkeld House Walled Gardens (B listed).</p> <p>It is visible in the middle distance from the A listed building of Dunkeld Cathedral, but as part of the countryside setting of the settlement in the middle distance. Dunkeld House Gardens to the west of the site.</p> <p>Adjacent to Conservation Area to the west and the south. Across the road from the Dunkeld House Garden and</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	--	<p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.</p> <p>High quality design to conserve and enhance the character of the Conservation Area, particularly when viewed from the town centre car park and the A road to the west.</p> <p>Avoid development on the upper slopes to reduce risk of adverse impact on the conservation area.</p> <p>Possibly surveys undertaken prior to the implementation of schemes to determine whether they will affect sites of</p>	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>Designed Landscape.</p> <p>Several sites of archaeological interest recorded near the site to the south west but none affecting the site directly.</p> <p>Site falls wholly within a recorded battlefield (Dunkeld).</p>			<p>archaeological importance and the setting of archaeological features.</p> <p>Consideration of the qualities of this area of the Battlefield in drawing up development proposals.</p>	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape			-	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighbouring uses	Site bounded by residential properties to the north, south and part of the eastern boundary. Sawmill to the north west but site is separated from this by agricultural land, a road and residential properties.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Topography of site may limit development potential.	Check CFS form	-	n/a	-

Site Name: Dunkeld 3	Source of site suggestion: Main Issues Report representation. All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications other than those relating to the residential properties which are within the site boundary.
Settlement: Dunkeld	GIS Site Ref: Dunkeld 3 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H111	Outside or adjacent to a settlement boundary? Outwith adopted LDP boundary but adjacent to the boundary extension proposed in the Main Issues Report.	
OS Grid Ref: 302691 743205	Site Size (ha): 4.4	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Long narrow area proposed for inclusion within the settlement boundary. Woodland to the north and west, open grassland to the south west and east. Residential to the south. Site includes a row of houses to the west. Blairgowrie Road runs along most of the northern boundary. Sections of the site slopes down from the road.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc) Majority of the site is undeveloped woodland. Remainder is housing.	Proposed Use: Not proposed for a particular use but instead that the settlement boundary should be extended to include this site which could then provide scope for small scale residential development.	Officer Comments Majority of the site is ancient woodland. Extending the settlement boundary would not in itself necessarily have an adverse impact but it would imply that there is some scope for additional development which is unlikely to be the case without adversely affecting the ancient woodland and the landscape. An alternative would be to include within the settlement boundary but designate the woodland as open space but there is not considered to be any real benefit from this approach.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment Area.</p> <p>Watercourse across middle of site north to south. Second watercourse runs across the eastern portion of</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>the site which connects to a pond located just outwith the site.</p> <p>No impact on GWDTs; not in a waste water drainage hotspot.</p>	supplies (risk assessed) layer		<p>treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	Small area of high probability of surface water flooding outwith the site on the eastern boundary. No flood risk identified on the site itself.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess any risk of flooding from	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Health				outwith the site.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>Over two thirds of the site is Ancient Woodland which extends beyond the site to the north and south. A slightly smaller area is included in the Native Woodland Survey of Scotland.</p> <p>There are burns crossing the centre of the site and the eastern site which may provide a habitat for otters.</p> <p>Red Squirrel and hedgehog recorded on the site and in the surrounding area.</p> <p>Any development as a result of extending the settlement boundary likely to have an adverse impact.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	--	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Need to survey mature woodland areas; ornithological survey; mammal survey; otters and woodland survey.</p>	--
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Ancient woodland covering the eastern two thirds of the site. Watercourses cross the middle of the site and the eastern side. Any development as a result of extending the settlement boundary is likely to result in the removal of trees and could therefore have an adverse impact.	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							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Royal School of Dunkeld Primary School/ Breadalbane Academy catchment. Primary school does not have sufficient capacity.	GIS Layers for school catchments	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	<p>Parks in the settlement and recreational open space available in nearby Birnam.</p> <p>Site currently provides an amenity open space function, adds to the setting of the settlement and is likely to be of local biodiversity value. Any additional development as a result of expanding the settlement boundary could result in a loss of open space.</p> <p>Adopted core paths run close to the northern boundary of the site; DUNK113/1 runs along the far eastern boundary of the site.</p>	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	--	<p>Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.</p> <p>The core path running along the eastern boundary should be protected.</p>	-
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Majority of the site is greenfield – westernmost edge is brownfield (existing residential area).	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site?	Material Assets and	No loss of peatland or prime agricultural land	GIS Layers for carbon	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(see notes)	Soils	No known contamination issues	richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	No indication of timescales given in MIR rep	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site would have a degree of protection from prevailing winds due to the woodland cover. However this may also reduce the potential for solar gain.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is located immediately adjacent to the A923 Blairgowrie Road to the north. Small scale development could probably be accommodated within the existing local road network.	Site visit Check CFS form Aerial Map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is less than half a mile from the services, facilities and public transport in Dunkeld although it is uphill from these. Part of the site is	GIS layer for bus stops has a 400m buffer so you can see	-	Application of policies on Transport and Accessibility which require development proposals to be easily	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>within a 400m buffer zone of a bus stop but actual distance is likely to be more than 400m. It is approximately a mile from those in Birnam, including the primary school. It is a little over a mile from Dunkeld and Birnam Train Station. There are good bus services between Dunkeld and Perth, along the A9(T).</p> <p>The settlement is 12 miles from the local service centre of Pitlochry, where the secondary school is located and 14 miles from a wider range of services, facilities and employment in Perth.</p>	<p>if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>		accessible to all modes of transport.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Not within any zones	<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</p>	n/a	n/a	n/a

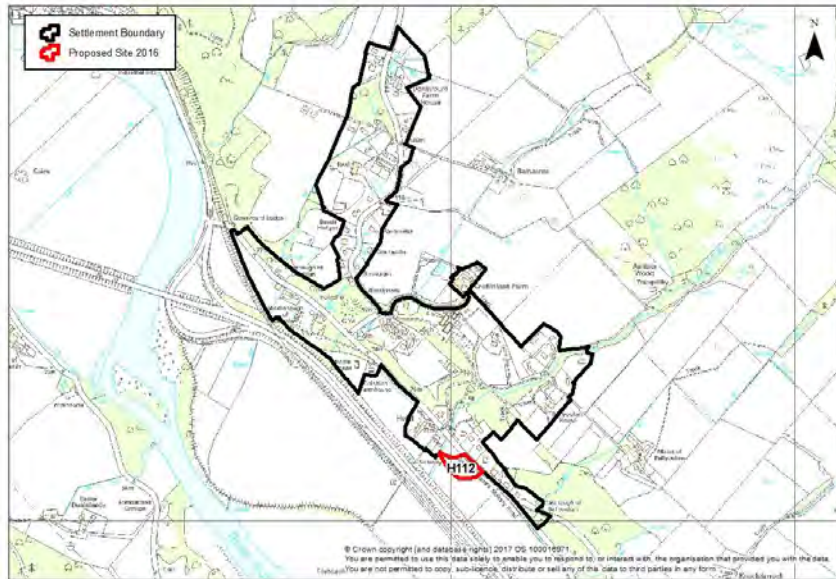
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Dunkeld is a tiered settlement. Site is outwith but close to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include site within the settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	None on greenfield part of site.	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	It is within the River Tay (Dunkeld) National Scenic Area. The ancient woodland which covers much of the site forms part of the setting of the settlement. Even with mitigation any additional development is still likely to have some impact on the NSA.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Highland Glens landscape character area. The inclusion of this area within the settlement boundary could lead to pressure for additional development which, depending on the scale, could have an adverse impact on the landscape character of the	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	--	Integration into the existing landscape to be an integral part of all development schemes, designed to enhance the setting and development site. Good quality design and landscaping to help integrate any development into the settlement.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			settlement.	if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of the green belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with	No archaeology, listed buildings or Scheduled Ancient Monuments on the site although parts of the site may be visible from the SAM and A-listed Dunkeld Cathedral, but as part of the countryside setting of the settlement in the middle distance.	GIS layers Listed building, Scheduled Monuments, Conservation Areas,	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Surveys may need to be undertaken prior to any	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		landscape)	The western part of the site (approximately one third) is within the Dunkeld Battlefield. Adjacent on the far western boundary to the Dunkeld House Designed Landscape.	Gardens and Designed Landscape, Battlefields, Archaeology Site visit		development to determine adverse impact on the archaeological significance of the battlefield.	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	May be some potential for interpretation of the battlefield.		0	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Around a third of the site is already in residential use with further residential properties to the south. Additional residential use would not be incompatible.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: East Haugh 1	Source of site suggestion: Main Issues Report representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Site to the west has planning consent for a house.
Settlement: East Haugh	GIS Site Ref: East Haugh 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H112	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 296029 756159	Site Size (ha): 0.53	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Slightly sloping site forming part of an open field. Only other surrounding land use is the road to the north.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield	Proposed Use: Residential – self build plots	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Additional development along this southern boundary would be highly visible from the A9 as there is no existing landscaping framework which would screen development. The adopted Plan states that the boundaries round this group of settlements was tightly drawn to help maintain the character and setting of the area. Amending the boundary to include an undefined site would not be in line with this but rather could signal that a piecemeal ‘eating away’ at the boundary along this southern edge is acceptable.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment Area.</p> <p>Watercourse close to the western boundary.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			No impact on GWDTEs; not in a waste water drainage hotspot.	Private water supplies (risk assessed) layer		<p>consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	Area at risk from river flooding outwith the site to the south.	Check all the GIS Layers for flood risk	0	Flood Risk Assessment with site layout plan may be required at planning application stage to	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health				assess the risk of flooding.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>Red squirrel recorded in the vicinity of the site.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Area of open grazing which is likely to have little habitat value. May be an opportunity to improve habitat value through development.	GIS aerial map/OS map/site visit	0	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary (at 80%)	GIS Layers for school catchments	--	Developer contribution towards education if required.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space	Population and human health or material	No maintained open space or core paths. Site is the corner of an open field.	GIS layers for core paths and rights of way and	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	or result in a loss of open space?	assets		maintained open space and existing LDP for open space allocations		formal open space alongside development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Unknown	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing	Climatic factors	Site is south facing	Check CFS form, aerial map and	0	Siting and design to take account of solar orientation. Include sustainable design and	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	winds?			possibly site visit		construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site could be accessed from the adjacent General Wade's Military Road.	Site visits Check CFS form Aerial Map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Settlement has no services or facilities. Site is over 2 miles from services in Pitlochry. Site is outwith a 400m of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designations affected	GIS layers for NSA, and SLA	0	n/a	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Highland Glens landscape character area. Any development in this area would be highly visible from the A9 as there	Check existing LDP GIS layer wild	--	Good quality design to help integrate any development into the settlement. Landscaping / tree planting to	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			is no existing landscaping framework which would screen development. The boundary round this group of settlement was tightly drawn to help maintain the character and setting of the area. Amending the boundary to include an undefined site would not be in line with this but rather could signal that a piecemeal 'eating away' at the boundary along this southern edge is acceptable.	land Check the landscape impact using capacity study if one is available Site visit		be an integral part of development scheme to provide a landscape framework especially from the south the approach from the east.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity to the green belt.	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							

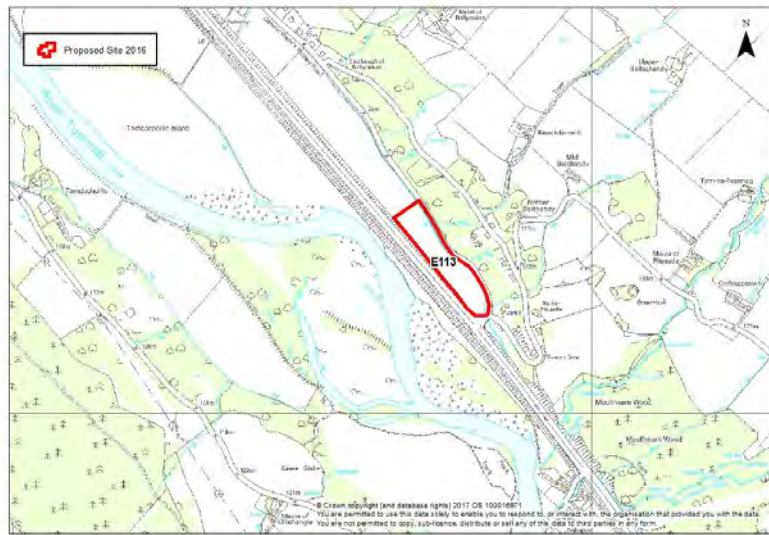
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset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

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

Site Name: East Haugh 2	Source of site suggestion: Main Issues Report representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications.
Settlement: East Haugh	GIS Site Ref: East Haugh 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: E113	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 296562 755449	Site Size (ha): 2.96	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield	Proposed Use: Employment to allow the relocation of a local established and growing business which is seeking new premises on the A9 corridor. The preferred location is on land near the south east of the East Haugh boundary although alternatives locations on the adjacent land would be considered. The site would be developed for a shed/office unit and hard core storage area with room for future expansion, plus a shed to serve the remaining land which would be managed as farmland.	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. There is a significant flood risk across the whole site from both surface water and river flooding. The site proposed for employment uses is, in part, adjacent to the existing settlement boundary. However, that part which is proposed for built development is not adjacent and is actually at the furthest point from the settlement. A willingness to consider alternative locations within the overall site has been indicated, however, this would still be a significant linear expansion and it is questionable as to how well development on the site would relate to the existing settlement. It is	Relatively flat site forming part of an open field. Road to the north / east and the A9 to the south / west. Junction off the A9 to the south.

		therefore considered that such a proposal would be better assessed against the Rural Business and Diversification policy rather than by means of an amendment to the settlement boundary.	
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Location Plan



Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water						
Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified.	Check on OS map GIS Land Use	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>Within the River Tay Catchment Area.</p> <p>Watercourse runs along the length of the eastern boundary and is culverted at the southern end.</p> <p>No impact on GWDEs; not in a waste water drainage hotspot.</p> <p>Existing private water supply just outwith the site to the south.</p>	<p>layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Entire site at medium risk from river flooding. Majority of site at high risk from surface water flooding.	Check all the GIS Layers for flood risk	--	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	--
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>Red squirrel recorded in the vicinity of the site.</p> <p>Ancient woodland outwith the site to the north east.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Provide open space adjacent to the watercourse to enhance its biodiversity value.</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	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
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Area of open grazing which is likely to have little habitat value. Opportunity to improve habitat value through development likely to be limited given that site is bounded on three sides by roads.	GIS aerial map/OS map/site visit	0	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	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	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at	GIS Layers for school catchments	--	Developer contribution towards education if required.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		material assets	Pitlochry Primary				
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No maintained open space or core paths. Site is part of an open field.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	Site proposed for new employment land	Check CFS form	++	n/a	++
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Indicated that the site is required urgently so assume would be developed within the Plan period	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site has an open aspect	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is sandwiched between the General Wade’s Military Road and the A9. There is a junction off the A9 to the south of the site.	Site visit Check CFS form Aerial map	+	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	++
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Settlement has no services or facilities. Site is over 2 miles from services in Pitlochry. Site is outwith a 400m of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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 is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							

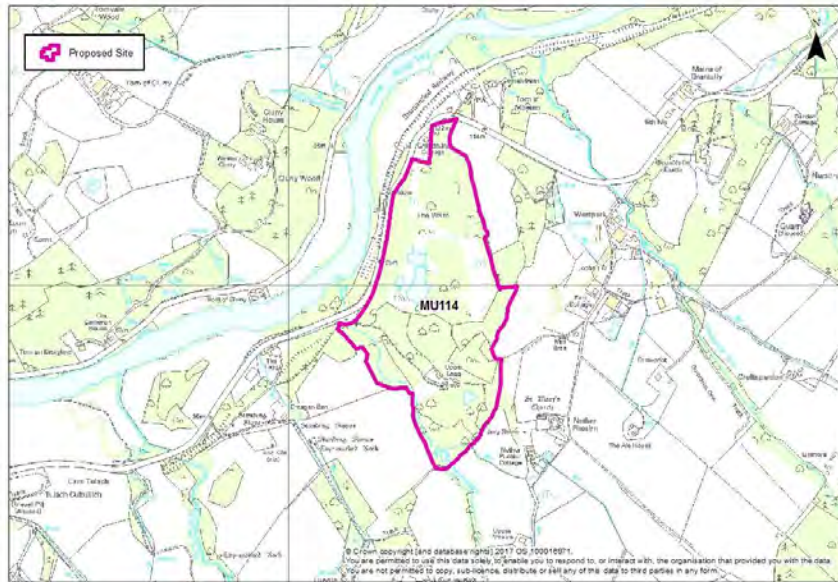
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designations affected. Ancient woodland outwith the site to the north.	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Highland Glens landscape character area. Any development in this area would be highly visible from the A9 as there is no existing landscaping framework which would screen development. The boundary round this group of settlements was tightly drawn to help maintain the character and setting of the area. Amending the boundary to include a large linear expansion would not be in line with this.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Good quality design and landscaping to help integrate any development into the settlement. Landscaping / tree planting to be an integral part of development scheme to provide a landscape framework especially from the south the approach from the east.	-
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity to the green belt.	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Employment use would be compatible with adjacent land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Ward Wood, Edradynate Estate	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Submission to previous call for sites proposing holiday home and residential development
Settlement: Strathhtay	GIS Site Ref: Edradynate 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: M114	Outside or adjacent to a settlement boundary? No	
OS Grid Ref: 288404 750949	Site Size (ha): 23.61	Within a TAYplan preferred Settlement, if so which settlement tier? Not in tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Northern part of site mature woodland, southern part more sparsely vegetated. Most recently been leased for sporting purposes. Road runs through southern half of the site. Adjacent to the A827 and River Tay on the north western boundary and to the north. Otherwise surrounded by agricultural fields.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Leisure / tourism allocation to allow development of holiday accommodation	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Located within an environmentally sensitive area. No services within walking distance of site and so would be likely to create additional car traffic. Proposal for holiday accommodation could be assessed against existing LDP policies.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>No impact on GWDEs; not in a waste water drainage hotspot.</p> <p>Ponds near the centre of the site and another near the southern boundary. Watercourse runs along the south</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of Policies on Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			western boundary.	supplies (risk assessed) layer		<p>treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Risk that connection would not be available	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which allow for private sewerage systems where there is little or no public sewerage system, providing there is no adverse effect on the natural or built environment.	0
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	Very small patches of medium probability river flooding adjacent to the ponds on the site. High	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health	probability of surface water flooding from the ponds in the centre and south of the site, along the watercourse to the south west and several other small patches. Additional small areas at medium or low risk.			assess the risk of flooding.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC connected to it by a burn which flows through the western part of the site.</p> <p>Hedgehog recorded in vicinity of site.</p> <p>Site is likely to have habitat and biodiversity value; north eastern and south eastern sections covered by Ancient woodland designation, ponds in the middle of the site and to the south. Development likely to result in disturbance to the deciduous woodland habitat and species within it.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	--	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Need to survey mature woodland areas on the site; ornithological survey; mammal survey and woodland survey.</p> <p>Retain woodland in line with Scottish Government Control of Woodland Removal Policy.</p> <p>Conservation of existing trees on site, water features and</p>	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						wider biodiversity.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Existing woodland and watercourses / features on the site likely to offer significant habitat connectivity within the site and to the wider green and blue networks to the north and northeast in particular. Risk of habitat loss and disturbance.	GIS aerial map/OS map/site visit	--	<p>Conservation and enhancement of woodland on the site, particularly that on the ancient woodland inventory.</p> <p>Proposals will need to mitigate against habitat loss and disturbance</p> <p>Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage</p>	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Northern part of site within Grandtully Primary school catchment, southern part within Breadalbane Academy Primary both of which have capacity. Unlikely to be an issue given proposals do not currently include residential.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Close to core path to the north west although this is across a busy A road and close to the Historic Scotland property of St Mary's Chapel. Paths could be developed through the wooded site that could link to this. Also a core path to the east which is further from the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Linkages should be provided to the core path to the north west and possibly to the east.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	Proposed tourist accommodation would require staff to manage and maintain the facility.	Check CFS form	0	n/a	+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland LCA50k does not cover this area but given site is currently forested assumed that it is not prime agricultural land. No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	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	Southern part of the site has south or south west facing areas. Sheltered by existing woodland.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is adjacent to the A827 and access could be taken from there.	Site Visit Check CFS form Aerial Map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is 3 miles from local services in Grandtully and 2 miles from a wider range of services in Aberfeldy. Given proposed use is holiday accommodation likely that a significant proportion of visitors will travel by car. Bus services along the A827 but site is outwith the 400m buffer from a bus stop for these services. Near to existing cycle routes (Sustrans route 7) and paths (Rob Roy Way).	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport. Provision of a bus stop on the A827	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	Single dwelling house on site which could be incorporated into any future development.	GIS aerial map/site visit	0	Reuse existing building	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within Strathtay Special Landscape Area. North eastern and south eastern sections covered by Ancient woodland designation.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new development and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Within Highland Glens landscape character area. Low hill with burn valley to the west. Site is slightly elevated above the	Check existing LDP GIS layer wild	-	Retention of existing landscape framework and ensure that development integrates within it.	+

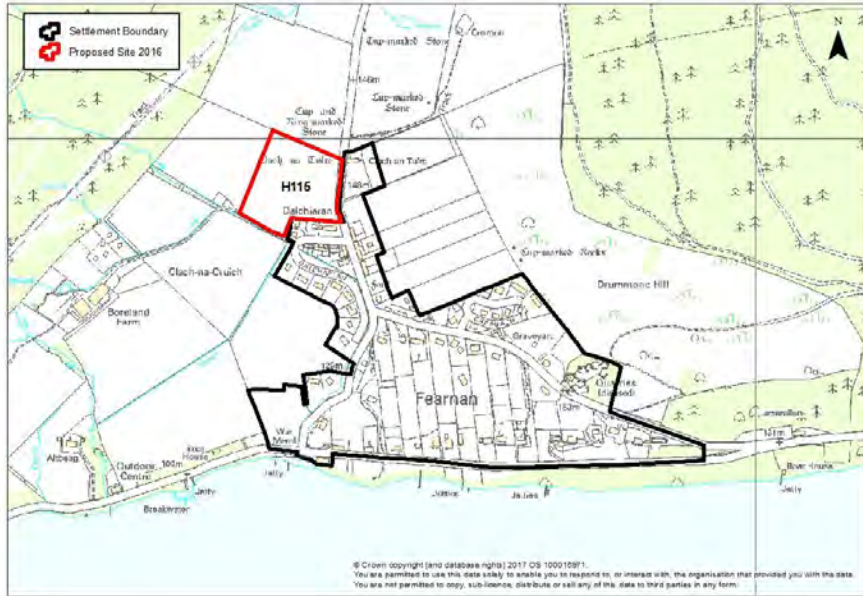
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			road but as proposal is for holiday accommodation within the existing woodland it is likely to be screened by existing trees. Landscape framework already exists for the site.	land Check the landscape impact using capacity study if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Scheduled Ancient Monument outwith the site to the south west but unlikely to be significant impact.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Assess any potential for impact on the SAM to the south west	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	None known	Check CFS	+	n/a	+

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

Site Name: Land to East of Boreland Farm (northern site)	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Smaller site was included in Proposed LDP but Reporter deleted noting it was on a plateau at the northern end of the village with an open aspect to the north and west, also that development on the site would bear little relation to the existing character and form of the settlement which is characterised by long narrow rigs. Landowner did not support development of the site.
Settlement: Fearnan	GIS Site Ref: Fearnan 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H115	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 272072 744915	Site Size (ha): 2.75	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is largely flat rough grassland part of an agricultural field. Residential to south, cottage to north east, agricultural land to north and west.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Housing	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Site is 4 miles from the nearest local service centre and has limited public transport links so it would create car traffic. Potential for adverse impact on the Special Landscape Area. Fearnan is not identified for significant growth in the adopted Plan and the settlement boundary already offers the potential to accommodate some further development. The proposal would create too large an extension to the existing settlement.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Watercourse outwith the site to the south.</p> <p>No impact on GWDEs; not in a waste water drainage hotspot.</p> <p>Within the River Tay Catchment area</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				supplies (risk assessed) layer		treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Small area of high probability surface water flooding abutting eastern boundary.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/Protected species Loch Leven Catchment	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out a Habitat Regulations Appraisal to	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Lunan Valley catchment River Tay Catchment		identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Habitat value of site itself likely to be minimal – site is an open field. Most value likely to be along the small watercourse outwith the site to the south. Small tree belt outwith the site to the east. Opportunities to connect with a wider green network limited.	GIS aerial map/OS map/site visit	0	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
Air Quality							

	Site assessment question (click on links embedded in the text 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	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	No loss of maintained open space. No core paths in or near site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland Agricultural land classification layer doesn't cover Fearnan No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat – open aspect. Possible some sheltered from the wooded hillside to the west.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Vehicular access from the road to the east. No footways on this road linking to the A road to the south.	Site visit Check CFS form	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	generated?			Aerial Map		Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>The settlement has little services or facilities. It is 4 miles from local services and employment in Kenmore and 10 miles from services and employment in Aberfeldy.</p> <p>The settlement is on a bus route however it has a poor frequency of buses.</p>	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	n/a	n/a	n/a

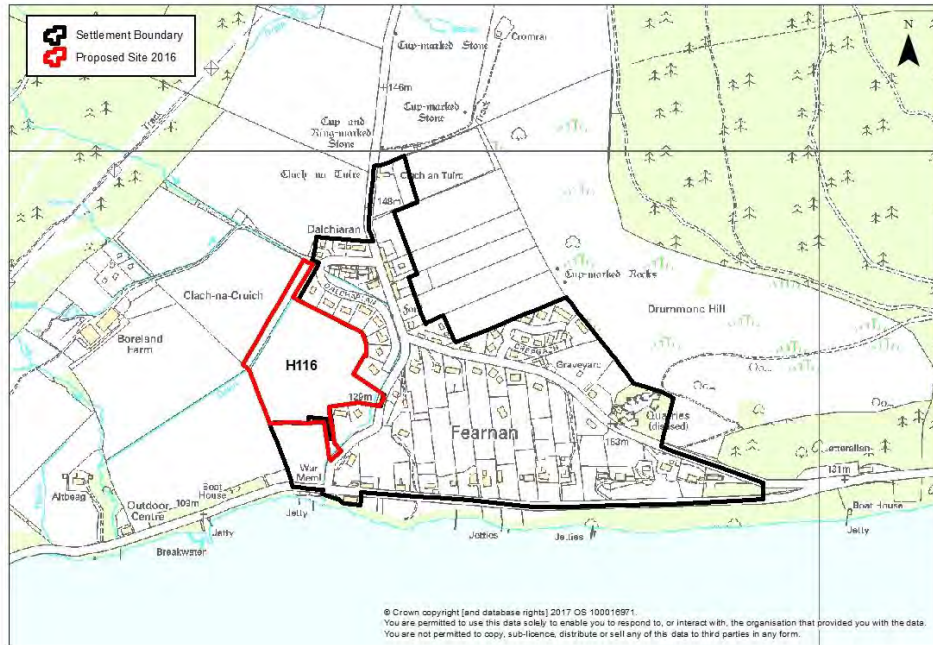
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within Loch Tay Special Landscape Area	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is in the Highland Glen with Lochs landscape character type. Site is open and visible from the adjacent road to Fortingall, particularly from the north.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available	--	Provision of a landscape framework for the site particularly to the north and west. Landscaping / tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	-

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Designed Landscape, Battlefields, Archaeology Site visit		archaeological site.	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	Recording of any features found.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with surrounding residential and agricultural land uses.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Land to East of Boreland Farm (southern site)	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Included in previous MIR (Site F) but landowner did not support at that time. No applications within site.
Settlement: Fearnan	GIS Site Ref: Fearnan 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H116	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 272058 744608	Site Size (ha): 4.05	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Neighbouring land uses include residential holiday accommodation to the south, housing to the east, and north, and agricultural land to the west.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Housing	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. The site is 4 miles from the nearest local service centre and has limited public transport links so it would create car traffic. Potential for adverse impact on the Special Landscape Area. Fearnan is not identified for significant growth in the adopted Plan and the settlement boundary already offers the potential to accommodate some further development. The proposal would create too large an extension to the existing settlement.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Watercourse near the north western and south eastern boundaries.</p> <p>No impact on GWDEs; not in a</p>	<p>Check on OS map</p> <p>GIS Land use layer</p> <p>Waste water drainage</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			waste water drainage hotspot. Within the River Tay Catchment area	hotspots Private water supplies (risk assessed) layer		system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required. Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip. Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its	Water, Climatic	No recorded flooding issues	Check all the GIS Layers for	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	development result in additional flood risk elsewhere?	Factors and Human Health		flood risk			
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of River Tay SAC	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	Habitat value of site itself likely to be minimal – site is an open field. Most value likely to be at the small area of woodland and watercourse to the south east. Opportunities to connect	GIS aerial map/OS map/site visit	0	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	greater connectivity?		with a wider green network limited.			verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity	Population and human health or	No loss of maintained open space. No core paths in or near site.	GIS layers for core paths and rights of	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	and accessibility to open space or result in a loss of open space?	material assets		way and maintained open space and existing LDP for open space allocations		provision of informal and formal open space alongside development proposals.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland Agricultural land classification layer doesn't cover Fearnan No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the	Climatic	Site is south facing	Check CFS form, aerial	+	Siting and design to take account of solar orientation.	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?	factors		map and possibly site visit		Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potential access points in the north, east and south	Site visit Check CFS form Aerial Maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has little services or facilities. It is 4 miles from local services and employment in Kenmore and 10 miles from services and employment in Aberfeldy. The settlement is on a bus route however it has a poor frequency of buses.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which requires development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within Loch Tay Special Landscape Area	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							

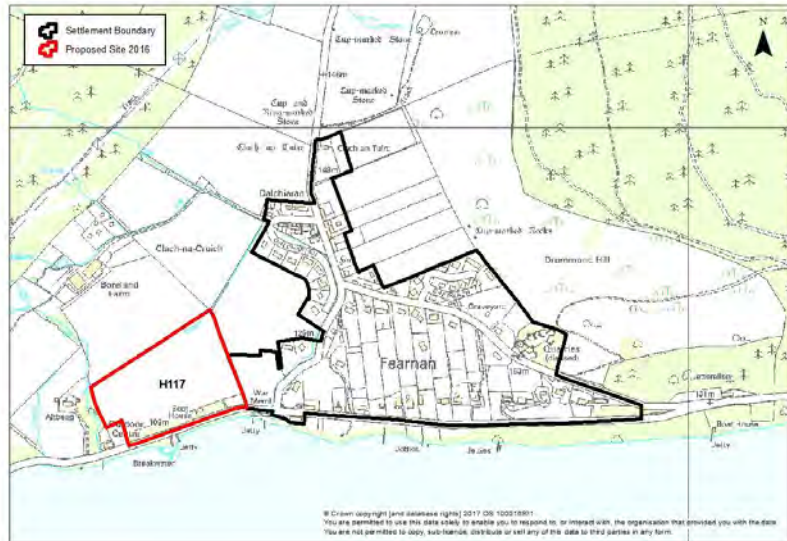
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site is in the Highland Glen with Lochs landscape character type. Site is fairly well screened from the road to the east and also from the A827 to the south by the existing tree belt.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Provision of a landscape framework for the site particularly from the west. Landscaping / tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with surrounding residential and agricultural land uses.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Land to West of Shoreside Home Development	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Included in previous MIR but not in Proposed LDP. Reporter rejected any development sites in Fearnan.
Settlement: Fearnan	GIS Site Ref: Fearnan 3 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H117	Outside or adjacent to a settlement boundary? Adjacent	No applications within site.
OS Grid Ref: 271865 744434	Site Size (ha): 5.55	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Tree belts on the southern and western boundaries. Directly south of the Shore Road is Loch Tay. Neighbouring land uses include residential holiday accommodation to the east, single house to the west, fields to the north and the Lochside road to the south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – largely agricultural land	Proposed Use: Housing (individual house plots)	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. The site is 4 miles from the nearest local service centre and has limited public transport links so it would create car traffic. Potential for adverse impact on the Special Landscape Area. Fearnan is not identified for significant growth in the adopted Plan and the settlement boundary already offers the potential to accommodate some further development. The proposal would create too large an extension to the existing settlement.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Watercourse outwith site to the west</p> <p>No impact on GWDEs; not in a waste water drainage hotspot.</p> <p>Within the River Tay Catchment Area.</p>	<p>Check on OS map</p> <p>GIS Land use layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p>	-	<p>Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				layer		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 policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Medium probability of river flooding from the Tay to the south outwith but adjacent to the southern boundary. High probability of surface water flooding from the same source.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC. Understood to be wetland in the south of the site. Also a tree belt to the south and outwith but adjacent to the site to the west.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	The biodiversity interest of the wetland would preferably be conserved and enhanced but alternatively should be replaced by provision elsewhere. The tree belt should be conserved. Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment		directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Much of the site is an open field. Most value likely to be in the tree belts to the south and west (outwith the site connecting northwards)	GIS aerial map/OS map/site visit	-	Existing tree belt to the south should be retained. 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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Small area of maintained open space outwith the site to the south west.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland Agricultural land classification layer doesn't cover Fearnan No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is slightly sloping with southern aspect.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Accessed directly from the A827. No known capacity issues.	Site visit Check CFS form Aerial map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority. Footways would need to be provided to link to the settlement in the east.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has little services or facilities. It is 4 miles from local services and employment in Kenmore and 10 miles from services and employment in Aberfeldy. Site is on the A827 bus route which provides infrequent services to Aberfeldy and Perth. Bus stops are within walking distance.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of	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
				the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within the Loch Tay Special Landscape Area. Tree belt recorded in native woodland survey of Scotland.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. Retention of tree belt to the south.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	Site is in the Highland Glen with Lochs landscape character type. Site is adjacent to the A827 but is	Check existing LDP GIS layer wild	-	Provision of a landscape framework for the site. Landscaping / tree planting to	0

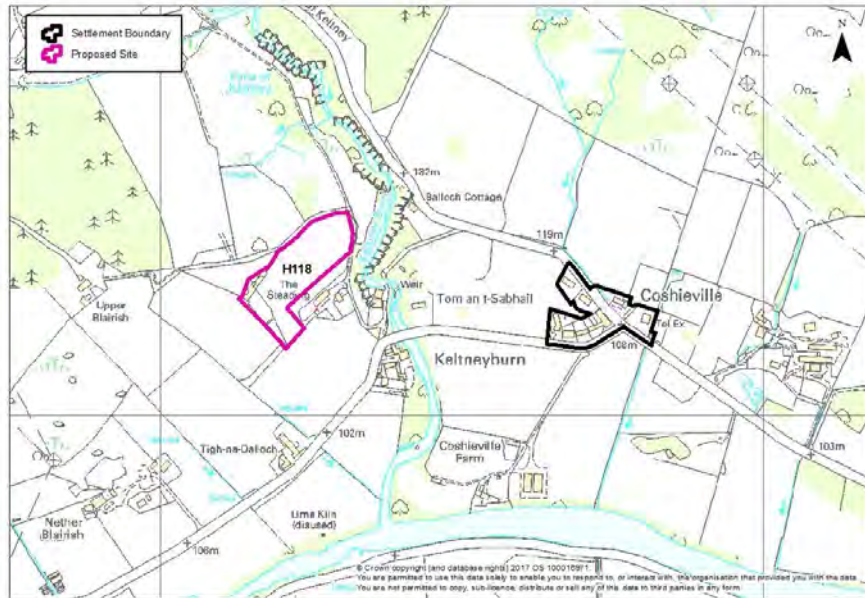
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	accommodate it? (see notes)		largely hidden by the existing tree belt.	land Check the landscape impact using capacity study if one is available Site visit		be an integral part of all development schemes, designed to enhance the setting and development site.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	None on site – two sites of archaeological interest outwith site to the south (Fearnan Pier and crannog).	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Siting of the access road to avoid impact on the archaeological site.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with surrounding residential and agricultural land uses.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership,	Material	None known	Check CFS	+	n/a	+

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

Site Name: Keltneyburn 1	Source of site suggestion: Landowner All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: Part of this proposed site has planning permission for 4 new houses (09/00101/FUL) Demolish existing house, garage, conservatory, and log store and erection of four dwellinghouses. Granted 23 April 2009.
Settlement: Keltneyburn	GIS Site Ref: Keltneyburn 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H118	Outside or adjacent to a settlement boundary? No	
OS Grid Ref: 277228 749248	Site Size (ha): 1.8	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Visually prominent. South facing slope.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Agriculture	Proposed Use: Residential	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Had a settlement boundary in previous Local Plan. Important woodland. Site borders SSSI and SAC.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Keltneyburn close to eastern edge of site.</p> <p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment Area.</p>	<p>Check on OS map</p> <p>GIS Land use layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				supplies (risk assessed) layer		treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Unknown	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No	Check all the GIS Layers for flood risk	0	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding throughout and surrounding site.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site lies within River Tay Catchment. Site also borders SSSI and SAC (Keltneyburn).	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	--	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	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Catchment Lunan Valley catchment River Tay Catchment		will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site. Planting of trees to encourage biodiversity. Application of Plan policies on Biodiversity.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland and watercourse in very close proximity to site. Potential detrimental impact on habitat connectivity	GIS aerial map/OS map/site visit	--	Application of policies to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy and securing new planting in line with the Perth and Kinross Forestry and Strategy. Standard mitigation of no culverting and restoration of watercourses that have been previously diverted. Ensure development is well set back	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						from watercourses.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Capacity at local schools	GIS Layers for school catchments	0		0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No impact on open space and no path network in close proximity	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Creation of new core path links and consider linkages to the nearest core path network.	+
	Will the proposal create/reduce employment	Population	No	Check CFS form	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
	land/opportunities?						
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-		-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	n/a	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Yes	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 south facing site and some protection from woodland/ treebelt	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 -	Material assets and	The Roads Authority has required improvements to the road under the Roads (Scotland) Act and through the	Site visit Check CFS	0	Access road would need to be delivered to the satisfaction of	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Road network capable of accommodating traffic generated?	climatic factors?	imposition of conditions attached to the planning permissions referred to for the Steading. It is envisaged that similar conditions would be imposed on the proposed development if appropriate. A new passing place is proposed. Access is granted under title to the field.	form Aerial maps		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	Few facilities in village, within bus stop buffer zone.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport. Extension of bus services should be considered	-
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--

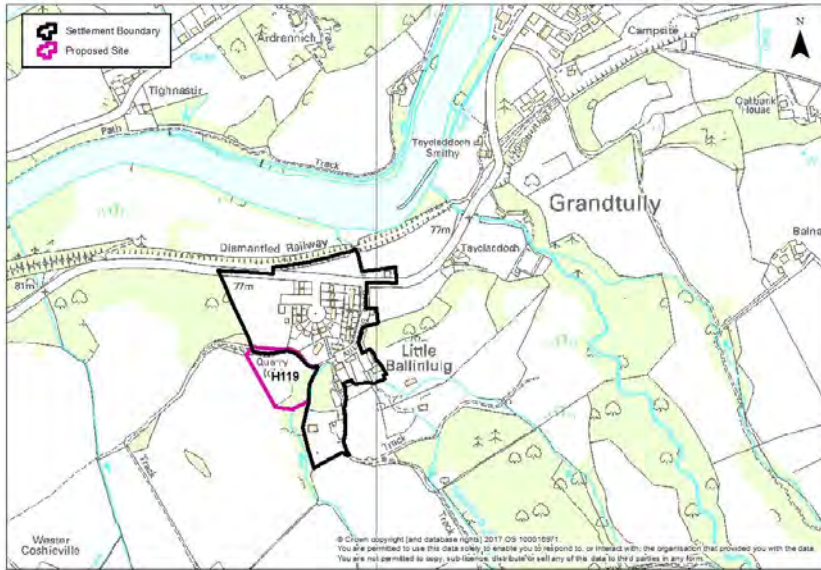
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Site shares boundary with SSSI and SAC	GIS layers for NSA, and SLA	--	Further landscaping and tree planting to screen the development from regionally important landscape designations should be required to minimise the visual impact. Sensitive layout, scale and design required	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Development may exceed surrounding landscape and setting due to topography and visual prominence	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Further landscaping and tree planting to screen the development should be required to minimise the visual impact. Sensitive layout, scale and design required	-
	Will the proposal have an adverse impact on the integrity	Population and human	No	GIS layer	n/a	n/a	n/a

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Opportunity to enhance access		0	Requirement for positive enhancements, improved access and interpretation of archaeological features	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Development may be considered incompatible with surrounding landscape and relevant designations	OS map and site visit	-	n/a	-
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	n/a	n/a	n/a

Site Name: Former quarry	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Not submitted through previous call for sites. No planning applications
Settlement: Little Ballinluig	GIS Site Ref: Little Ballinluig 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H119	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 290836 752530	Site Size (ha): 0.86	Within a TAYplan preferred Settlement, if so which settlement tier? Not in tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Former quarry with some existing woodland adjacent to existing settlement boundary of Little Ballinluig on the north and east boundaries. Fields to the west, woodland to the south. Site slightly elevated about the village.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Brownfield	Proposed Use: Amend settlement boundary to allow for housing	Officer Comments Potential for adverse impact on the Special Landscape Area. There is already is scope within the existing settlement boundary for a site to the west, and it is not appropriate to identify land for further housing development in the next Plan period. Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Watercourse runs adjacent to the eastern / south eastern boundary.</p> <p>No impact on GWDTs; not in a waste water drainage hotspot.</p> <p>Within River Tay Catchment area.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	-	Application of Policies on Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				assessed) layer		<p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made.	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No	Check all the GIS Layers for flood risk	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>Brownfield site much of which has naturalised and burn adjacent to the eastern boundary so may have some biodiversity value.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out a Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p> <p>Conservation of existing trees on the site, the burn and its banks and wider biodiversity. Provide open space adjacent to the burn to enhance its landscape and biodiversity interest.</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by	Bio flora and fauna	Trees and undergrowth scattered across much of the site particularly	GIS aerial map/OS	0	Retain woodland to enhance existing network. Additional	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the proposal – will it result in habitat fragmentation or greater connectivity?		along the watercourse which is likely to have some biodiversity and habitat value. Connects to riparian woodland south of the site.	map/site visit		planting to join network to the wooded area to the north west. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on	Population	Catchment for Grandtully Primary	GIS Layers for	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	local/community facilities and infrastructure (see notes)	and human health or material assets	school, which has capacity, and Breadalbane Academy.	school catchments			
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No maintained open space or core paths.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield – former quarry. Reuse of brownfield land generally encouraged but this site has largely naturalised and may have biodiversity value.	GIS aerial map/site visit	-	Consideration of existing habitat and biodiversity value when developing proposals.	0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland LCA 50k doesn't cover Little Ballinluig but assumed there is no prime agricultural land given former use as a quarry. Potential for contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime	-	Mitigation of any contamination associated with former quarry use.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			given former use as a quarry.	agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	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	Woodland in and around site may give some protection	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access point from road to the east. No known capacity issues.	Site visit Check CFS form Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	No services or facilities in Little Ballinluig. Settlement served by bus service linking to facilities in Pitlochry (10 miles) and Aberfeldy (5 miles). Existing pedestrian and cycle routes to Aberfeldy.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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 is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							

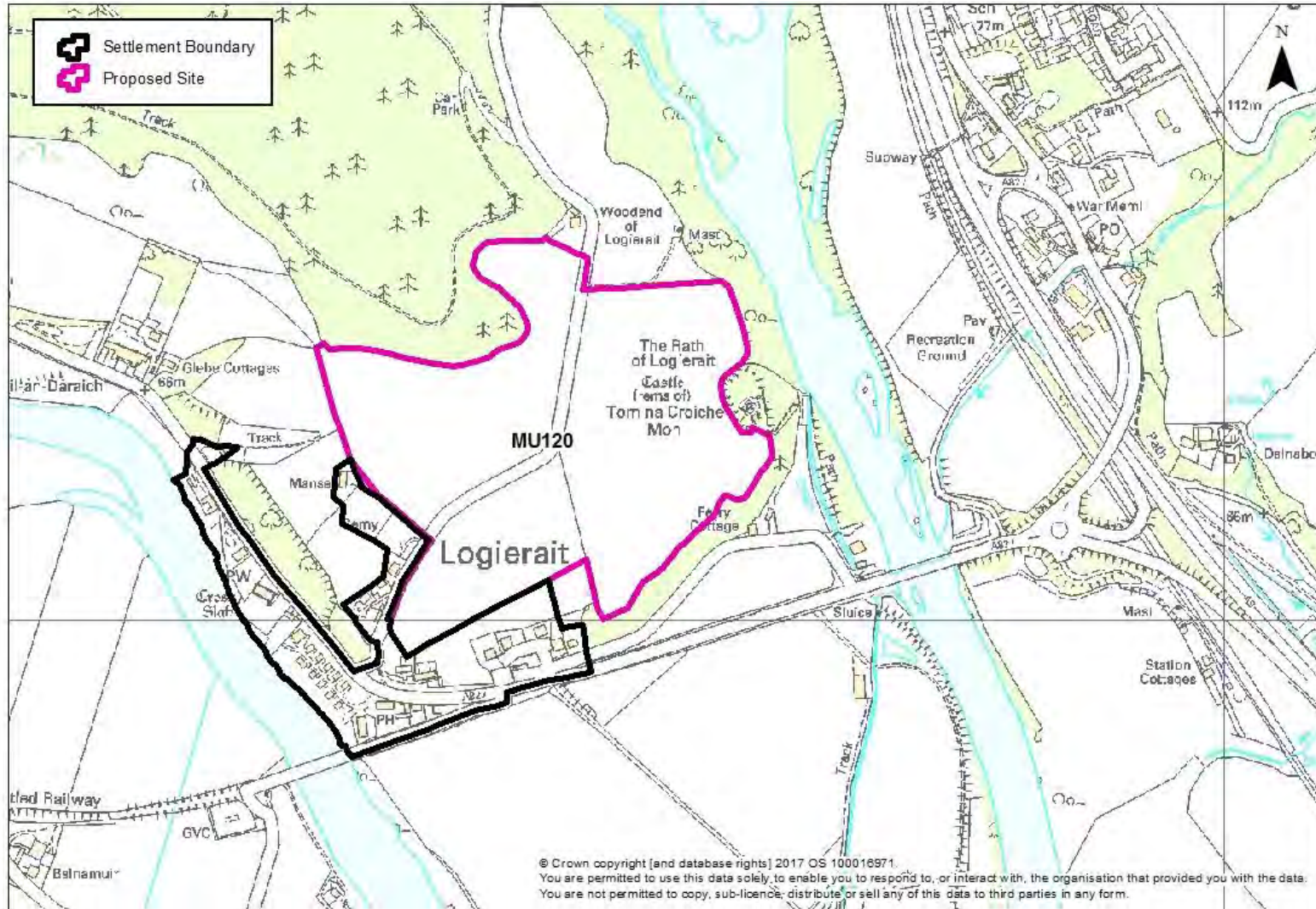
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within the Strathhtay Special Landscape Area. Ancient woodland outwith site to the north east. SNWI and Native Woodland Survey of Scotland woodland in the south east	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and supplementary guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Within the Highland Glens Landscape Character Area. Site sits slightly higher than rest of the village.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Provision of a suitable landscape framework and appropriate design – single storey houses likely to be most appropriate.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the	Material Assets and Human	No	GIS layer for waste management	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
	waste handling operation?	Health		sites			
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Large site of archaeological interest (Ballinluig of Grandtully) to the east and south of the site encroaching slightly on the eastern and south eastern boundary.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Archaeological survey prior to taking access from the east to determine impact on site of archaeological importance.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		0	Recording of any features found.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Land north of Logierait	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Not submitted through previous call for sites. Application for Barite mine to the north (15/01972/FLL) – proposed access road goes through the site.
Settlement: Logierait	GIS Site Ref: Logierait 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: MU120	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 297153 752228	Site Size (ha): 16.96	Within a TAYplan preferred Settlement, if so which settlement tier? Not in tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Sloping agricultural fields bounded by woodland to the east, south and north. Adjoins to the existing settlement boundary at Logierait to the south. Road currently runs through the site south west to the northern boundary.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture	Proposed Use: Mixed use residential lead development	Officer Comments Potential for adverse impact on the landscape and the historic environment. Development would result in the loss of prime agricultural land. Logierait is not identified for significant growth in the adopted Plan and the current settlement boundary already offers the potential to accommodate further development. The proposed scale of development is currently unknown but the site boundary has the potential to create much too large an extension to the existing settlement. Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements.	

Location Plan





	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. No impact on GWDTEs; not in a waste water drainage hotspot. Within the River Tay catchment area.	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	0	Application of Policies on Water Environment and Drainage which offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	0
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	Medium probability of river flooding outwith the site but covering a large area to the west, south and east. Site is at a higher level so unlikely to be an issue. Small patches of high and	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Health	medium probability surface water flooding on the eastern half of the site.				
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC to the east and west</p> <p>Red squirrel recorded within the site. Hedgehog also recorded in surrounding area.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	Bio flora and fauna	Site itself open agricultural land with a road running through so likely to have minimal value. However site is in the middle of extensive blue and green networks; it is bounded by the	GIS aerial map/OS map/site visit	0	Opportunities to enhance and provide linkages to green networks to the north and south.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	greater connectivity?		Rivers Tay and Tummel to the west and east and is surrounded by woodland to the north west, east and south east which are likely to be habitat and species rich.			Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material	Catchment for Logierait Primary school which has sufficient capacity. School roll only at 36% so additional	GIS Layers for school catchments	0	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets	houses would help support school.				
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Area of maintained open space (cemetery) outwith site to the west. Adopted core paths along the A827 outwith the site to the south and close to the northern boundary.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Connections should be provided to the core paths to the north and south.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland but the majority of the site is category 3.1 prime agricultural land. No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Good quality soils should be removed for use in other parts of Perth and Kinross.	--
Deliverability/sustainability constraints							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	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	South facing. Northern part of the site is elevated and may be more exposed although woodland to the north west and tree belt along the eastern boundary may offer some protection.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing road through site is narrow single track and is unlikely to have capacity for additional development; potential for significant impact on the junction with the A827 to the south. An alternative access is likely to be needed.	Site visit Check CFS form Aerial maps	--	A new access road is proposed as part of the barite mine application to the north which would offer a safer and more appropriate access to the site than the existing single track road. Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site falls within two 400m buffers to a bus stop. Mid section of the site is outwith. Site is adjacent to Logierait which has some facilities and is less than 1 mile from services and facilities in Ballinluig.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance	0	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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	None known	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 is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Adjacent to the Strathtay Special Landscape Area. Ancient woodland adjoining the site to the north and along the south eastern boundary.	GIS layers for NSA, and SLA	-	Application of policies on Environmental Resources and supplementary guidance where appropriate, in particular ensuring high quality design of new housing and maintain distinctive character of settlements. Retention of tree belt to the south east.	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Within the Highland Glens landscape character area. Site slopes up from the village and development likely to be visible from sections of the A827. Proposed scale of development currently unknown. Development of whole site has potential to have significant landscape impact.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Provision of a landscape framework for the site and careful siting of development within the site.	-
	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

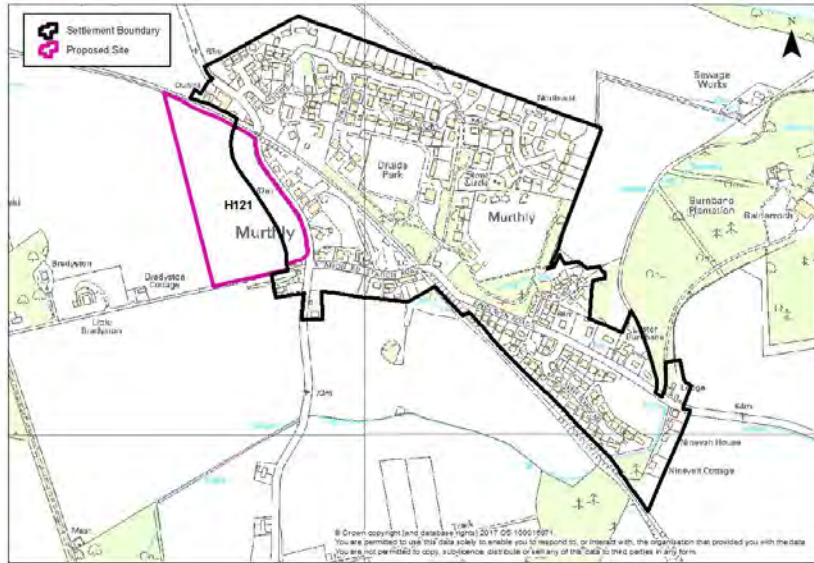
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Material assets							
	Is the option in the vicinity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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape			0	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible but other uses currently unknown	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Existing access likely to be a significant constraint	Check CFS form	-	Provision of a new access road	+

Site Name: Land at Douglasfield / West of Bridge Road	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Included in Proposed LDP – Reporter supported Councils decision not to include the larger site.
Settlement: Murthly	GIS Site Ref: Murthly 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H121	Outside or adjacent to a settlement boundary? Adjacent	No planning applications.
OS Grid Ref: 309732 738488	Site Size (ha): 6.15	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Railway line to the north with residential beyond. Residential to the east and south. Agricultural land to the west.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Housing / village green	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic. The adopted Plan recognises that Murthly provides an opportunity to provide small residential development to meet housing need within the Highland Perthshire area but the settlement has already grown significantly in recent years and the proposed site would create too large	

		<p>an extension. It would also constitute a significant intrusion into open countryside substantially altering the character of the village.</p>	
--	--	--	--

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment?	Water	Waterbody classified as having an overall status of poor. Abstraction as a result of arable farming is	GIS	-	Application of Policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			<p>identified as a pressure.</p> <p>Within the River Tay Catchment Area.</p> <p>No impact on GWDTs; not in a waste water drainage hotspot.</p> <p>Culverted watercourse.</p>			<p>enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made.		-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	Small patches of high probability surface water flooding to the north east and south.	GIS	-	Flood Risk Assessment with site layout plan at planning application stage would assess the risk of flooding. Has to assess risk of flooding from	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Health				small culverted watercourse. Opportunity to reduce flood risk on Station Road during development.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Likely to be little biodiversity interest – site is currently open agricultural land with a small line of trees on the southern boundary but little else. Swift recorded outwith the site to the west. Within 2km of the River Tay SAC.	GIS	0	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	+
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Likely to be little existing habitat connectivity – site is currently an open field.	GIS	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						(e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Murthly primary school is over capacity. The proposal would be designed to include a village green opposite the village hall.	GIS	--	Developer contribution towards education. Inclusion of a village green opposite the hall would improve open space provision within the village.	+
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Core paths running along the eastern and southern boundaries of the site. The proposal would be designed to include a village green opposite the village hall.	GIS	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						<p>The core paths running along the eastern and southern boundaries should be protected.</p> <p>Inclusion of a village green opposite the hall would improve open space provision within the village.</p>	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	GIS	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	CfS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and open. Likely to be little protection from prevailing winds.	Site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency	0

	Site assessment question (click 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
						measures and make them resilient to the projected climatic changes in precipitation and temperature.	
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing vehicular access to the site is provided by B9099. There are no known capacity issues.	Site visit Check CFS form Aerial map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth. The B9099 is a bus route which provides access to Stanley and Perth. The bus stops and local facilities are all within easy walking distance of the site.	GIS	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Network Rail ownership buffer encroaches on the northern boundary to a small extent.	GIS	-	Consultation at planning application stage	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic	Material Assets	Not a tiered settlement	NPF / SDP	--	n/a	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	None on site	GIS	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designated sites	GIS	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Lowland River corridors landscape character area. Reporter previously found that the current site would mirror the form of development on the eastern side of the road but any larger housing development on this site would constitute a significant intrusion into open countryside and would substantially alter the character of the village.	GIS	--	Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the creation of a new robust settlement edge. Landscape planting along the northern edge to contain development, screen the site from the waste water treatment works enhance the setting of the core paths.	--
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	No	GIS	n/a	n/a	n/a

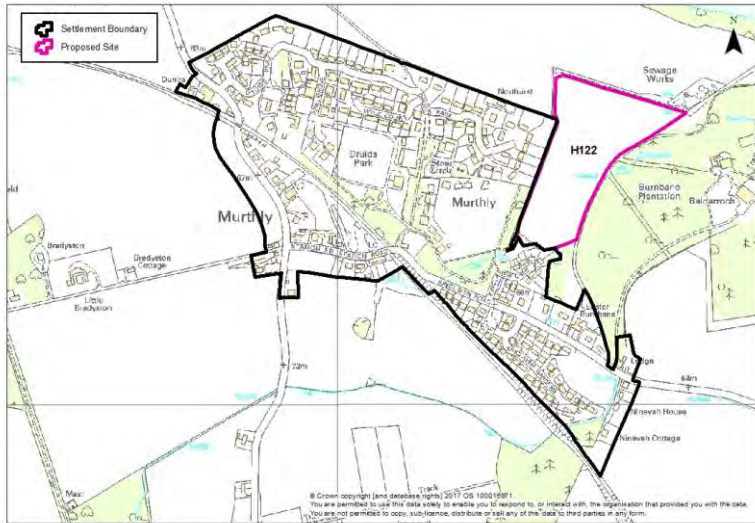
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No		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		n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?		Site of archaeological interest (Bradyston) covers approximately half the site.	GIS	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)		n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with	Could relate	Residential use would be compatible	GIS	-	Assessment and mitigation of	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	neighbouring uses?	to all SEA topics depending on neighboring uses	with surrounding land uses. Kennels to the far west. Although set back from the site any noise, odour and dust nuisance from the kennels should be assessed and mitigated.			any noise, odour and dust nuisance from the kennels.	
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Call for sites form	+	n/a	+

Site Name: Land behind Druids Park	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? No		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Included in MIR for LDP1 but not Proposed Plan – not discussed at Inquiry.
Settlement: Murthly	GIS Site Ref: Murthly 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H122	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 310519 738526	Site Size (ha): 6.17	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Residential to west and south, woodland to east, agricultural land to north and waste water treatment works to north east. River Tay to the far north.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – fallow land	Proposed Use: Housing	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic. The adopted Plan recognises that Murthly provides an opportunity to provide small residential development to meet housing need within the Highland Perthshire area but the settlement has already grown	

		significantly in recent years and the proposed site would create too large an extension.	
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Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of poor. Abstraction as a result of arable farming is identified as a pressure. Within the River Tay Catchment Area.	GIS	-	Application of Policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	0

	Site assessment question (click 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
			No impact on GWDTEs; not in a waste water drainage hotspot.			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 can be made.		-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Small area of high probability surface water flooding in the southern part of the site with very small patches in the southern half of medium probability.	GIS	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC. Barn owl recorded within the site and hedgehog outwith the site to the south. Large wooded area outwith the site	GIS	-	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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			to the east (Burnbane Plantation) and woodland strip along the western boundary.			will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Existing site likely to have limited habitat value but large wooded area outwith the site to the east (Burnbane Plantation ancient woodlands) and woodland strip along the western boundary which are likely to contain wildlife habitat. Opportunity to link to these to create corridors across the site.	GIS	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	No	GIS	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Murthly primary school is over capacity.	GIS	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No loss of maintain open space – site is fallow land and may be used for informal recreation. Aerial photo suggests may be informal paths on the site. Core path runs along the western and northern boundaries.	GIS	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. The core path running along the western and northern boundaries should be protected. Opportunities to provide additional linkages.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	GIS	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and	Greenfield	GIS	-	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
		Soils					
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land. No known contamination issues.	GIS	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years (up to 2023 – 2028)	CfS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Parts of the site likely to receive some shelter from woodland to the west, northernmost part more exposed.	Site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing vehicular access to the site from Kinclaven Crescent / Druids Park which connect to Kinclaven Road.	Site visits Check CfS form Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth.	GIS	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Within walking distance of local bus routes.				
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	NPF / SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape	Burnbane Plantation to the west on the Ancient Woodlands Inventory.	GIS	-	Application of policies on Environmental Resources and Quality of the Area's Landscapes and Supplementary Guidance, in particular ensuring high quality design of new developments in this landscape.	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Development would be screened on its eastern side by the Burnbane Plantation and Druids Park residential development on its western side.	GIS	--	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	--

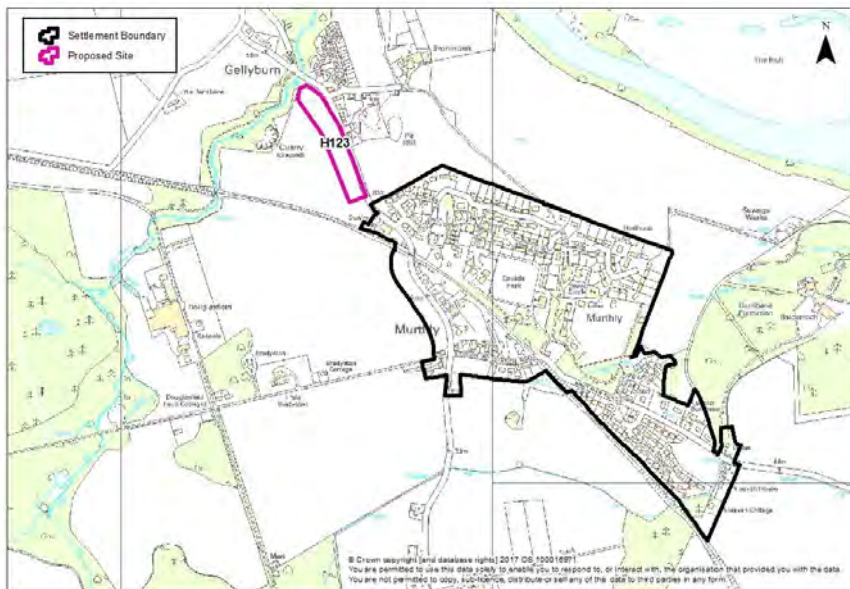
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			However the development of the hospital grounds over recent years has been a significant expansion of the existing settlement. Therefore a further extension is not appropriate. In addition development would alter the existing form of the settlement which is concentrated north east of the junction between the B road and station road and in the former hospital grounds. It would be development in a corner of a larger field.			Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of the town, This should include the creation of a new robust settlement edge to the north.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	No	GIS	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No		n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in	Material Assets	n/a		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 if appropriate?	Scoring – post mitigation
	annex B of the Zero Waste Plan?						
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?		No	GIS	n/a	n/a	n/a
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)		n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with existing residential areas to the west and south. Any noise, odour and dust nuisance from the waste water treatment works should be assessed and mitigated.	GIS	-	Assessment and mitigation of any noise, odour and dust nuisance from the waste water treatment works.	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Call for sites form	+	n/a	+

Site Name: Land at Gellyburn Field	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications.
Settlement: Murthly	GIS Site Ref: Murthly 3 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H123	Outside or adjacent to a settlement boundary? Outwith	
OS Grid Ref: 309571 738928	Site Size (ha): 1.71	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site runs from the north western edge of Murthly to the smaller settlement of Gellyburn along the western side of the B9099. Housing adjacent to the site to the north east, agricultural land on other boundaries with small part of the northern boundary adjacent to an area of woodland.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Housing	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic. The adopted Plan recognises that Murthly provides an opportunity to provide small residential development to meet housing need within the Highland Perthshire area but the settlement has already grown significantly in recent years. The proposal would be a linear extension to along the B9099 and increase the risk of coalescence of Murthly and	

		Gellyburn to the north. It would only reflect the pattern on the other side of the road for approximately half of the proposed site.	
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Location Plan



Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water						
Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of poor. Abstraction as a result of arable farming is identified as a pressure.	GIS	-	Application of Policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			<p>Within the River Tay Catchment Area.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p>			<p>enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made.		-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Medium probability of river flooding outwith the site from the watercourse to the north.	GIS	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Unlikely to be significant wildlife interest on site itself; it is part of an open field. Most value likely to be from the woodland and watercourse outwith the site adjacent to the northern boundary.	GIS	-	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 if appropriate?	Scoring – post mitigation
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Murthly primary school is over capacity.	GIS	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No loss of maintained open space. Core path runs along eastern boundary.	GIS	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. The core path running along the eastern boundary should be protected.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	GIS	0	n/a	0
Soils							
	Is the option on greenfield or	Material	Greenfield	GIS	-	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
	brownfield land?	Assets and Soils					
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5-10 years (up to 2023 – 2028)	CfS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Undulating site parts may be fairly exposed.	Site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing vehicular access from the B9099.	Site visit Check CfS Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth.	GIS	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0

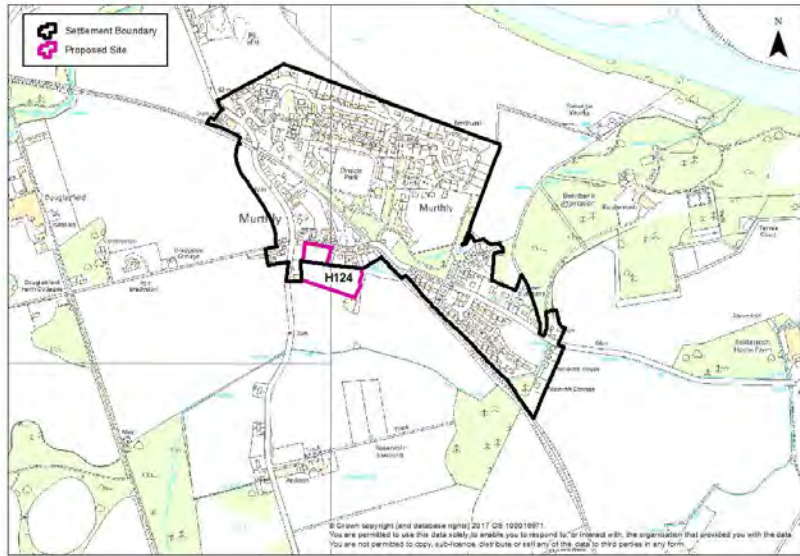
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Within walking distance of local bus routes.				
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	NPF / SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designations	GIS	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Parts of the site lie at a higher level than the houses on the opposite side of the road. Site rises up from the road which may help reduce visibility depending on the depth of the site. There has been significant expansion of the settlement recently and a	GIS	--	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			further extension is not appropriate. In addition the proposal would be a linear extension to along the B9099 and increase the risk of coalescence of Murthly and Gellyburn to the north. Unclear whether this would be a proposed extension to Murthly or to Gellyburn (which does not have a settlement boundary)				
	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	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No		n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a		n/a	n/a	n/a
Cultural Heritage							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Will the option affect any cultural heritage asset or their setting?		Murthly Castle designed landscape outwith the site to the north. Any impact likely to be minimal as it is separated from the site by a watercourse and woodland.	GIS	0	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)		Likely to be little scope		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Housing would be compatible with the surrounding largely agricultural land use.	GIS	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Call for sites form	+	n/a	+

Site Name: Land adjacent to pub on Station Road	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? No		Site History/Previous planning applications, existing local plan policies and proposals: Planning consent in 2012 for a restaurant and bar (11/01594/FLL) which appears to encroach onto part of the site. Included in Proposed LDP but Reporter removed due to flood risk and SEPA's objection.
Settlement: Murthly	GIS Site Ref: Murthly 4 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H124	Outside or adjacent to a settlement boundary? Partly within settlement boundary and partly outwith but adjacent	
OS Grid Ref: 309993 738260	Site Size (ha): 1.57	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Railway line to the northwest, road along part of the northern boundary with residential beyond. Road and residential to east. Agricultural land to south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – agricultural land	Proposed Use: Housing and open space	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. The site is 6 miles from the nearest local service centre and has limited public transport links so it would create car traffic. The adopted Plan recognises that Murthly provides an opportunity to provide small residential development to meet housing need within the Highland Perthshire area but the settlement has already grown significantly in recent years. Development could have an adverse impact on the landscape and there is flood risk on part of the site.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of poor. Abstraction as a result of arable farming is identified as a pressure.</p> <p>Within the River Tay Catchment Area.</p> <p>No impact on GWDTes; not in a</p>	GIS	-	Application of Policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			waste water drainage hotspot.			treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made.		-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	High probability of surface water flooding towards the centre of the site.	GIS	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS	-	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to	0

	Site assessment question (click 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
						identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Likely to be little existing habitat connectivity – site is currently part of an open field. Few trees along part of the western boundary.	GIS	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality	Air	No	GIS	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Murthly Primary School is over capacity.	GIS	--	Developer contribution towards education.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Core path running along the northernmost boundary. No loss of maintained open space. It is proposed to have the infill site between the houses and the pub/restaurant site developed as landscaped open space with an access road through this to a housing development to the south.	GIS	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. The core path running along the northern boundary should be protected.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	GIS	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS	-	n/a	-
	Are there any contaminated	Material	No loss of peatland or prime	GIS	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	land/ soils issues on the site? (see notes)	Assets and Soils	agricultural land No known contamination issues				
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	CfS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	North facing slope	Site visit	--	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	-
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing vehicular access from the road to the north. No known capacity issues	Site visit Check CfS Aerial Map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has little services or facilities other than the Primary School. It is 6 miles from local facilities in Dunkeld/ Birnam and 12 miles from a wider range of facilities in Perth. Main employment opportunities at Stanley and Perth. The site is located close to 2 No bus stops serviced by Stagecoach and running buses to Perth.	GIS	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation 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	Network Rail ownership buffer outwith the site to the far north east. Unlikely to have any impact.	GIS	0	n/a	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	NPF / SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designations	GIS	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Lowland Hills landscape character area. It is open countryside without an existing landscape framework in full view of the B road to the west.	GIS	--	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Provision of landscaping to: provide a framework for development and integrate it with the countryside setting of	-

	Site assessment question (click 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
						the town, This should include the creation of a new robust settlement edge.	
	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	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No		n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a		n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?		No	GIS	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)		n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding residential and agricultural uses.	GIS	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Call for sites form	+	n/a	+

Site Name: Land at Moulin	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: White land on edge of the settlement boundary at Moulin. Previously submitted through MIR – for a slightly smaller site – but not taken forward.
Settlement: Pitlochry	GIS Site Ref: Pitlochry 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H125	Outside or adjacent to a settlement boundary? Adjacent	No planning applications
OS Grid Ref: 294626 759322	Site Size (ha): 1.26	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is an area of agricultural land located within the Moulin Conservation Area but outwith the settlement boundary. The adjacent land uses are; predominantly agricultural to north, east and south with residential to the south and west. The site is a fairly flat area of land with land rising steeply along the north boundary to form an embankment with mature trees. The adjacent land uses are; predominantly agricultural to north, east and south with residential to the south and west. A-class road to the north.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use: Residential	Officer Comments Potential for adverse impact on the adjacent Special Landscape Area and on the conservation area. Likely to be	

	Site assessment question (click 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
			<p>Burn to east and ditch through middle of site, which feed into the River Tummel.</p> <p>No impact on GWDEs or in a waste water drainage hotspot.</p>			<p>on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made.		-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0

	Site assessment question (click 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 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 medium probability of flooding towards centre of the site. Area of high risk flooding outwith the site to the west.	GIS	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The watercourse east of the site connects it to the River Tummel, which is part of the River Tay SAC.</p> <p>Along the north boundary and to the southeast of the site are mature areas of deciduous trees which are likely to contain wildlife habitat.</p> <p>There may be otters in the watercourse and bats in the mature trees (none recorded).</p> <p>Hedgehog and badger recorded near the site.</p>	GIS	-	<p>Evaluation and mitigation of potential impact on biodiversity interest, in particular the Tay SAC and any protected species.</p> <p>Retain the watercourse and mature trees on the boundaries of the site and enhance them with landscaping.</p> <p>Need to survey mature woodland areas to the north and southeast of the site; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Along the north boundary and to the southeast of the site are mature areas of deciduous trees which are likely to contain wildlife habitat.	GIS	-	Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality	Air	No	GIS	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be are capacity issues at Pitlochry Primary	GIS	--	Developer contribution towards education if required.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Site is currently agricultural grazing. There are no core paths or rights of way within the site but core path PLRY/114/2 runs near the south western corner of the site There are parks, recreational open space and a leisure centre with sports facilities in the settlement.	GIS	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Consider the provision of a path link to the core path to the south west.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No impact on existing employment land	GIS	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS	-	n/a	-
	Are there any contaminated	Material	No loss of prime agricultural land or	GIS	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	land/ soils issues on the site? (see notes)	Assets and Soils	peat land.				
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) – land is controlled by a single owner	Call for sites form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site on a south facing slope	Site visit	+	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	++
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access could not come off the A924 but would need to be via Manse Road. Manse Road is a private road and therefore would require negotiation between developer and owner if not within developer's control. The existing junction at the western end of Manse Road is inadequate in terms of visibility therefore any development within the site would need to be of very low density e.g. 3 or 4 houses.	Site visit Check CfS form Aerial Map	--	Vehicular access from Manse Road to the south. Restriction of number of units due to an inadequate junction at the western end of Manse Road. Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	--
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The majority of the site is within the 400m buffer of a bus stop. Pitlochry has good bus services, via	GIS	0	Application of policies on Transport and Accessibility which require development proposals to be easily accessible	0

	Site assessment question (click 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
			the A9, and a railway station. Marked bus stop on circular route 400m to the south. Employment and local services in the settlement. The site is uphill from the town centre which could make it harder to access on foot.			to all modes of transport.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Not within any consultation zone	GIS	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Pitlochry is a tiered settlement. Site is outwith but adjacent to the settlement boundary.	NPF / SDP	+	Include site within the settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	None on site	GIS	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Site is adjacent to the Ben Vrackie Special Landscape Area; objective of the SLA to ensure a high standard of design in any development proposals at the settlement edge.	GIS	--	Application of policies on Environmental Resources, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge. High standard of design to reflect the distinctive character	-

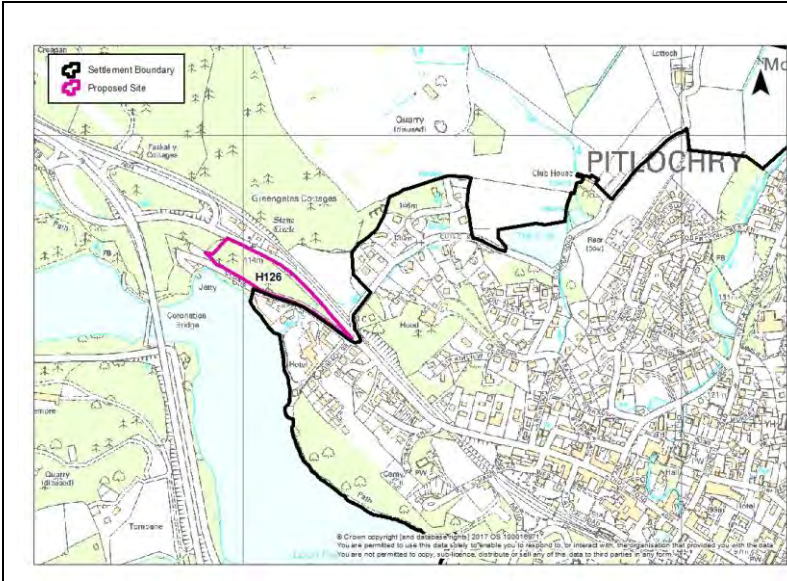
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
						of Moulin.	
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>This is countryside on the edge of the settlement. It is part of the Conservation Area.</p> <p>The site is in the Highland Glens landscape character area.</p> <p>The existing trees along the north boundary as well as the outcrop of trees screening existing residential properties may provide some natural screening for the site.</p>		-	<p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Part of the field to the north beside the A924 should be retained as a buffer zone to help preserve key views from the road</p> <p>Provide landscaping, particularly to the north and east to contain the site, screen it from the A road and shelter it.</p>	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of Green Belt	GIS	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No		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 if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a		n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Old Moulin, including boundary walls and gates (grade C) adjacent to the south of site. Site is part of the listed buildings view and setting. The Old Mill (grade B) and the Bridge over Moulin Burn (Grade C) to the west possibly visible from site. Balnakeilly House (Grade B) adjacent to the site to the North although the house itself is some distance from the site.</p> <p>Located within Moulin Conservation Area. The development would be required to be of a high quality of design to preserve and enhance the character of the conservation area.</p> <p>There are a number of sites of archaeological interest in the surrounding area but none within the site itself</p>	GIS	-	<p>Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.</p> <p>Layout and design should be required to respect the character of the Conservation Area, particularly when viewed from the A road to the north of the site.</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be limited scope	GIS	0	Recording of any findings	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Compatible with neighbouring residential land uses	GIS	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Call for sites form	+	n/a	+

Site Name: Land at Clunie Bridge Road	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: White land adjacent to the settlement boundary. Site is surplus to Forestry Commission requirements and could be disposed of if allocated for development.
Settlement: Pitlochry	GIS Site Ref: Pitlochry 2 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H126	Outside or adjacent to a settlement boundary? Adjacent	No planning applications
OS Grid Ref: 293059 758677	Site Size (ha): 1.72	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Long narrow site between Clunie Bridge Road and the River Tummel to the south, and the A924 and railway line to the north. Fairly steeply sloping from Clunie Bridge Road up towards the A924 particularly at the western-most end.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - woodland	Proposed Use: Housing	Officer Comments Development would result in woodland loss. Any development is likely to be constrained by topography and potential noise issues from the A924. Questionable whether many units could be fitted onto the site as a result.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment area.</p> <p>Burn runs across site near easternmost end.</p> <p>No impact on GWDEs or within a waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p>	-	<p>Application of Policies on Water Environment and Drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				layer		<p>assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Adjacent to an area of medium probability river flood risk. This directly affects the western most tip of the site. Medium risk of surface water flooding to the south and directly affecting the westernmost tip. Parts of this larger area at high	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 river and surface water flooding.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			risk. Also medium risk from the burn which crosses through the eastern end of the site.				
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 2km of the River Tay SAC.</p> <p>Within the River Tay Catchment.</p> <p>Red squirrel recorded around and within the site. Also in surrounding area hedgehog, European Otter and Goldeneye recorded.</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Evaluation and mitigation of potential impact on biodiversity interest, in particular the Tay SAC and any protected species.</p> <p>Retain the watercourse and mature trees on the boundaries of the site and enhance them with landscaping.</p> <p>Need to survey mature woodland areas within the site and to the west and south; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Whole site is woodland as is much of the surrounding area. Site is also adjacent to the River Tummel. Both these are likely to be species rich habitats. Will be important in any development to maintain connectivity to the surrounding woodlands.	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							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	No	GIS layers	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be are capacity issues at Pitlochry Primary	GIS Layers for school catchments	--	Developer contributions towards education if required.	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Core path PLRY/19 runs along the southern boundary of the site which then goes on to link to other core paths to the south west and north east. This core path also forms part of the Garry – Tummel which is a maintained route.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Retention of the core path to the south and consider additional linkages to the core path network in the surrounding area.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and	Greenfield	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Soils					
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland. Given current land use assumed no loss of prime agricultural land (not covered by GIS layer).	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) and is controlled by a single owner	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South- west facing. Surrounding topography and trees may help protect from prevailing winds.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Call for Sites form suggests that direct road access is available.	Site visit Check CFS form Aerial map	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of	Climatic	The site is within the 400m buffer of a bus stop.	GIS layer for	-	Application of policies on	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	facilities? Can these be accessed by public transport?	factors and human health		bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities		Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Adjacent to the Network Rail ownership buffer but given that the site is separated from the railway line by the road unlikely to be significant impact.	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	-	Consultation with Network Rail	0
	Does the proposal support a designated National Planning	Material Assets	Pitlochry is a tiered settlement. Site is outwith but adjacent to the	Check NPF3 and TAYplan	+	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
	Framework national priority or is it consistent with the Strategic Development Plan?		settlement boundary.	SDP			
	Will the site make use of existing buildings?	Material Assets	None on site.	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The Ben Vrackie Special Landscape Area sits across the road and railway line to the north.	GIS layers for NSA, and SLA	-	Application of policies on Environmental Resources, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Development on this site would be likely to be visible from the A9 and in particular the Loch Faskally road bridge. Consideration would need to be given to boundary treatments to reduce the risk of adverse impact on the character of the area.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Careful design of boundary treatments, particularly to the south, to screen development from the A9 and road bridge.	0

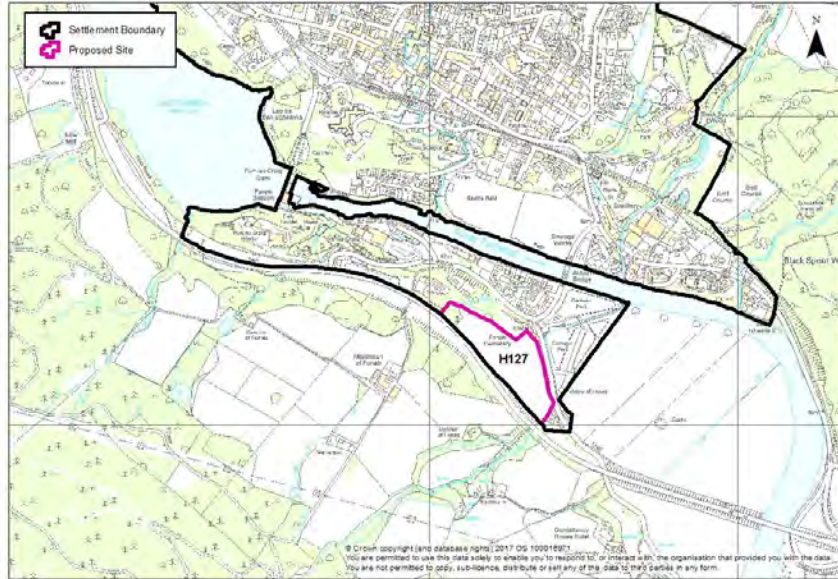
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Green Gates stone circle SAM adjacent to the northern boundary. 2 archaeological sites (military roads) adjacent to the northern boundary. Site would also be visible from the Loch Faskally Road Bridge.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possible archaeological survey at northern boundary prior to implementation to determine impact on sites of archaeological importance.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Archaeology Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape			0	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding recreational land uses.	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Topography may be a constraint	Check Call for Sites form	-	n/a	-

Site Name: Middleton of Fonab (H38) extension	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: White land within the settlement boundary adjacent to H38 No planning applications for site but PAN submitted for H38
Settlement: Pitlochry	GIS Site Ref: Pitlochry 3 MIR Site Ref: Map 25 Pre-MIR Site Ref: None Proposed Plan Ref: H127	Outside or adjacent to a settlement boundary? Within	Proposal for a minor extension in the north west corner of the existing allocated site.
OS Grid Ref: 294248 757219	Site Size (ha): 5.23	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The extension site is currently an area of woodland within the settlement boundary and allocated for residential development. The adjacent land uses are as follows; The whole H38 site falls south west to north east with steep tree lined embankment along north east boundary. The lowest point of the site is in the southeast corner adjacent to the farm at Milton of Fonab. The southwest section of the site is clearly visible from the A9. The land falls to the north east therefore making this section of the site less visible from the A9.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped - agriculture	Proposed Use: Residential	Officer Comments Small scale extension to existing site; currently an area of white land within settlement boundary but would result in loss of woodland which should be	

		<p>avoided.</p> <p>Potential opportunity identified in the MIR for a small extension to the cemetery which would help provide for longer terms needs.</p>	
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Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment area.</p> <p>No effect on GWDTEs or waste water drainage hotspot.</p> <p>Small watercourse at northern</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	-	Application of Policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			boundary.	supplies (risk assessed) layer		<p>treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>No culverting of watercourse permitted.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection can be made.	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	<p>The burn to the east is at a lower level than the site.</p> <p>Medium probability of river flooding to the north but not on the site directly.</p> <p>Several sources of high probability surface water flood risk to the north, east, south and west of H38 but none affecting either the allocated site or the proposed extension area. However there is medium probability of surface water flooding along the southern boundary close to the proposed extension area.</p>	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of river and surface water flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The burn to the east links the site to the River Tummel, part of the Tay SAC.</p> <p>The woodland to the north and south is designated as Ancient Woodland. The wooded area proposed for development is included within a larger area of woodland but it is not included within the Native Woodland Survey of Scotland.</p> <p>The site boundaries to the north east and north west are mature areas of deciduous trees which are likely to contain wildlife habitat.</p>	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	--	Significant and defined public benefit to be demonstrated and compensatory planting provided for any woodland loss in line with Scottish Government Control of Woodland Removal policy. Conserve and enhance the ancient woodland to the north. Evaluation and mitigation of potential impact on the Tay SAC, protected species, water quality and wider biodiversity. Assessment and mitigation of any potential impacts on the	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			No recorded protected species on site but hedgehog, red squirrel and otter in surrounding areas.			Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland connects to the area of ancient woodland to the north. The southern area of ancient woodland separated by the A9.	GIS aerial map/OS map/site visit	--	Retention of trees and provision of a landscape framework for development to conserve the amenity of the area. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Requirement for compensatory planting within the larger site. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary May give scope for additional cemetery provision as part of the development.	GIS Layers for school catchments	-	Developer contribution towards education if required. Land for cemetery extension.	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Would result in loss of an area of woodland which may be currently used for recreation. There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Core path to the West.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. May be potential to link to the core path to the West.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	n/a	n/a	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues although given the location of the wider sites adjacent to existing cemetery may be issue with ground gases.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Testing for ground gases advisable prior to development as a precaution.	0
Deliverability/sustainability constraints							
	Will the site be delivered within	Material	Within 5 years (up to 2023) – site	Check CFS	++	n/a	++

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the LDP timeframe?	assets	owner / controlled by a single developer	form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is north east facing.	Check CFS form, aerial map and possibly site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	-
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Small scale extension to existing allocation site – no issues expected.	Site visit Check CFS form Aerial map	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within walking distance of the town centre, across the bridge. Pitlochry has good bus services, via the A9, and a railway station. Marked bus stop to north, on bus route to theatre. Employment and local services in the settlement.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	+	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints,	Material Assets and Population	Not within any zone	GIS layers for pylons, gas pipelines,	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
	e.g. electricity pylons, underground gas pipelines etc.	and Human Health		scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Yes – within a tiered settlement	Check NPF3 and TAYplan SDP	++	n/a	++
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Not within a designated area	GIS layers for NSA, and SLA	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>The mature woodland to the north would reduce impact development on the site is likely to have from the north.</p> <p>The site is in the Highland Glens landscape character area. The woodland areas to the north and west of the site are the main landscape features.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	-	<p>Surrounding mature trees should be conserved as part of a network of wooded areas.</p> <p>Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.</p> <p>Landscape screening along the A9 and around Fonab Cemetery.</p>	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

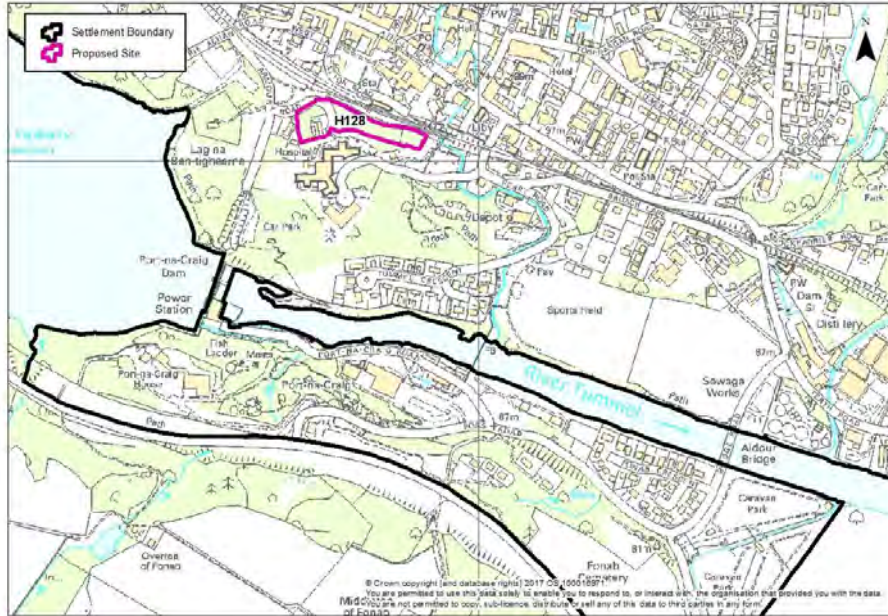
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Mill dam and lade archaeological site adjacent.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Scope likely to be limited		0	Recording of any findings	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	<p>Small extension to an existing residential allocation. Residential use would complement the existing residential and theatre uses in the southern part of the settlement and the existing residential allocation at H38. However the A9 may raise issues with regards to noise and the woodland was identified in the previous site assessment as forming a buffer to the employment allocation to the west. Development of this site would reduce the size of this buffer.</p> <p>Located in the vicinity of a SEPA regulated site and there have been odour issues from the STW in the past.</p>	OS map and site visit	-	<p>Consultation with SEPA.</p> <p>Retention of a buffer strip to the employment area.</p>	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check Call for Sites form	+	n/a	+

Site Name: Armoury woods / armoury stables	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Identified in LDP as existing employment land Included in outline application for the hospital but excluded from the full application.
Settlement: Pitlochry	GIS Site Ref: Pitlochry 4 MIR Site Ref: Land south of railway Pre-MIR Site Ref: None Proposed Plan Ref: H128	Outside or adjacent to a settlement boundary? Within	
OS Grid Ref: 293771 758064	Site Size (ha): 0.9	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is a mix of established and scrub woodland, steeply sloping in parts south to north. The former stable buildings are derelict but not ruinous. Site is bounded primarily by the railway line to the north, medical centre to the south and proposed site Pitlochry 7 to the east. Vehicular access is currently only via Armoury Road from the north (narrow track); there is a gate preventing access from the rear of the medical centre.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Largely undeveloped woodland with exception of the abandoned	Proposed Use: Residential – affordable housing	Officer Comments Housing development would result in the loss of woodland on the site which is likely to adversely affect the habitat connectivity and biodiversity value.	

stable buildings		Site is within the settlement boundary and is currently identified as existing employment land although on the ground it is an area of fairly dense woodland. Not sure that many houses could be built on the site due to topography.	
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Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment area.</p> <p>No watercourses within site.</p> <p>No impact on GWDEs or within waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage hotspots</p>	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Private water supplies (risk assessed) layer		treatment works. Drainage impact assessment/hydrology study may be 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 policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	High probability of surface water flooding from the Moulin Burn to the far east of the site. Also medium probability of river flooding although neither identified flood risk affects the site directly.	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 river and surface water flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are mature trees surrounding the site which is listed as upland oakwood and open land habitat in the Native Woodland Survey of Scotland and semi-natural broadleaf in the SNWI.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species	--	Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Assessment and mitigation of impact on biodiversity including protected species and mature	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			The site is linked to the River Tummel, Tay SAC, by the burn to the north east.	Loch Leven Catchment Lunan Valley catchment River Tay Catchment		trees, particularly along the northern edge of the site. Need to survey mature woodland areas within the site and to the west and south; ornithological survey; mammal survey; otters and woodland survey. Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in	Bio flora and fauna	Housing development on the site likely to result in the loss of a significant amount of the existing	GIS aerial map/OS map/site visit	--	Retention of trees and provision of a landscape framework for development to conserve the	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	habitat fragmentation or greater connectivity?		woodland, potentially fragmenting the existing network.			<p>amenity of the area.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p> <p>Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.</p>	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	What will be the impact on local/community facilities and infrastructure (see notes)	Population an human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary	GIS Layers for school catchments	--	Developer contributions towards education if required	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance. Core path near the eastern boundary	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Consider provision of a link to the core path to the east.	0
	Will the proposal create/reduce employment land/opportunities?	Population	Yes – site currently identified as existing employment land although it is largely woodland and not in active use for employment at present.	Check CFS form	--	Consider potential for incorporating home working provision and / or a workhub facility within the development depending on scale.	-
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Primarily greenfield with a small brownfield element	GIS aerial map/site visit	-	Development of greenfield site could to some extent be compensated for by the renovation or reuse of the brownfield element.	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or peat land.	GIS Layers for carbon richness (which shows	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023)	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing but fairly heavily wooded so solar gain may be limited and dependant on the extent of tree removal.	Check CFS form, aerial map and possibly site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access will be taken from the existing road network. Call for Sites form suggests that there are no capacity issues.	Site visit Check CFS form Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is on the edge of the town centre and is within the 400m buffer of a bus stop. Pitlochry has good bus services, sites is within walking distance of existing bus services and bus routes on Atholl Road and Burnbane Road. Site is 5-	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance	0	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			10 minutes walk from the railway station. Employment and local services in the settlement.	Check distance to local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The northern most strip of the site is within the Network Rail ownership buffer.	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	-	Consultation with Network Rail	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Yes – within a tiered settlement	Check NPF3 and TAYplan SDP	++	n/a	++
	Will the site make use of existing buildings?	Material Assets	Old stable buildings on the site could perhaps be reused although this does not appear to be proposed at	GIS aerial map/site visit	-	Consideration to the reuse of existing buildings.	+

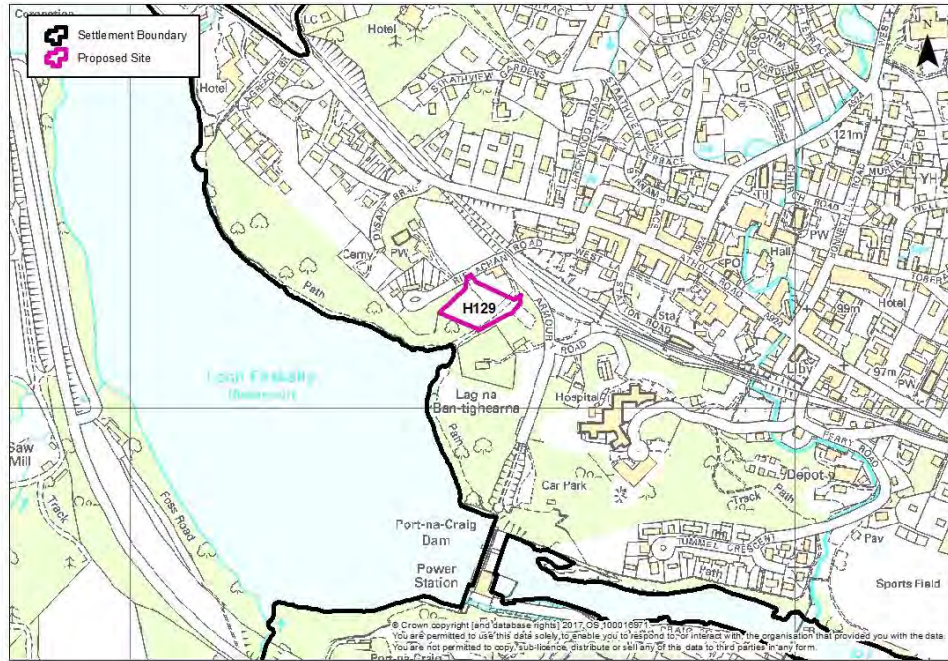
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			present.				
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No impact on any designated site – site is within the built up area.	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The topography and the tree cover would mean that any development on the site is likely to only be visible from the medical centre. The site is in the Highland Glens landscape character area.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. The landscape value of the mature trees on the site, as part of the wider wooded Armoury area, should be taken into consideration and enhanced by landscaping. The bank of mature trees to the north should be conserved as part of a network of wooded areas in the Armoury area.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Immediately adjacent to the northern boundary is Pitlochry Station (Grade A), including platform building, footbridge, fountain and signal box. The northern boundary of the site also adjoins the Conservation Area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Layout and design should be required to respect and enhance the character of the Conservation Area.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Scope likely to be limited		0	Recording of any findings	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Topography likely to significantly limit the developable area; railway line along the northern boundary may also be a constraint.	Check Call for Sites form	-		-

<p>Site Name:</p> <p>Former amusements car park</p>	<p>Source of site suggestion: Call for Sites</p> <p>All landowners/interested parties identified/aware? Yes</p>		<p>Site History/Previous planning applications, existing local plan policies and proposals:</p> <p>Site is within the settlement boundary and is currently identified as existing employment land.</p> <p>Application for change use amusements arcade to offices on the upper part of site (14/00820/FLL)</p>
<p>Settlement:</p> <p>Pitlochry</p>	<p>GIS Site Ref: Pitlochry 5 MIR Site Ref: Land south of railway Pre-MIR Site Ref: None Proposed Plan Ref: H129</p>	<p>Outside or adjacent to a settlement boundary?</p> <p>Within</p>	
<p>OS Grid Ref:</p> <p>293524 758153</p>	<p>Site Size (ha): 0.49</p>	<p>Within a TAYplan preferred Settlement, if so which settlement tier?</p> <p>Yes – tier 3</p>	<p>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p> <p>Surrounding uses include woodlands and River Tummel to the south; vacant amusements business and railway line to the north. Also some residential properties and open spaces.</p> <p>The site is at the foot of a slope leading down from the Amusements arcade.</p>
<p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):</p> <p>Part developed (area of hardstanding previously used for car parking) and part undeveloped - grassland</p>	<p>Proposed Use:</p> <p>Residential</p>	<p>Officer Comments</p> <p>Site is within the settlement boundary but is currently identified as existing employment land and is adjacent to an area which is in employment use.</p>	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>No watercourses within site.</p> <p>No impact on GWDEs or within waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage</p>	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				hotspots Private water supplies (risk assessed) layer		system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study may be 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 policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Southern part of the site an area of medium probability of river flooding and also medium probability of surface water flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to assess the risk of river and surface water flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC. Within the River Tay Catchment area. Hedgehog recorded in the vicinity of	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	-	Retain the mature trees on the boundaries of the site and enhance them with landscaping. Need to survey surrounding	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			the site.	<p>d species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>mature woodland areas; ornithological survey; mammal survey; otters and woodland survey.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Woodland to the south and west of the site and Loch Faskally reservoir beyond	GIS aerial map/OS map/site visit	-	<p>Retention of trees and provision of a landscape framework for development to conserve the amenity of the area.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p>	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary	GIS Layers for school catchments	--	Developer contributions towards education if required	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	<p>There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance.</p> <p>Core path PLRY/65 runs along the Lochside a short distance from the southern boundary – opportunity to link into this from the site.</p>	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	<p>Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.</p> <p>Consider additional linkages to the core path network in the surrounding area.</p>	0
	Will the proposal create/reduce employment land/opportunities?	Population	Yes – site currently identified as existing employment land and is adjacent to an area which is in employment use.	Check CFS form	--	Consider potential for incorporating home working provision and / or a workhub facility within the development depending on scale.	-
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Largely brownfield possibly with small greenfield element to the south of the site.	GIS aerial map/site visit	+	n/a	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or peat land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 10 years (2023-28)	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Trees to the south of the site could reduce scope for solar gain.	Check CFS form, aerial map and possibly site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Suggested that access will be taken from the existing road network and there are no capacity issues.	Site visit Check CFS form Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	At all times future residents will be within 5-10 minutes walking distance of an existing bus services. The main bus route is on Atholl Road (A924) where a large number of bus services stop. Pitlochry railway station is 5-10 minutes walk from the site. The site can be accessed from Armoury Road which connects into Pitlochry Town Centre.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	0	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The northern boundary of the site is a short distance from the Network Rail ownership buffer.	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	-	Consultation with Network Rail	0
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Yes – within a tiered settlement	Check NPF3 and TAYplan SDP	++	n/a	++
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected –	Landscape	No impact on any designated site – site is within the built up area.	GIS layers for	n/a	n/a	n/a

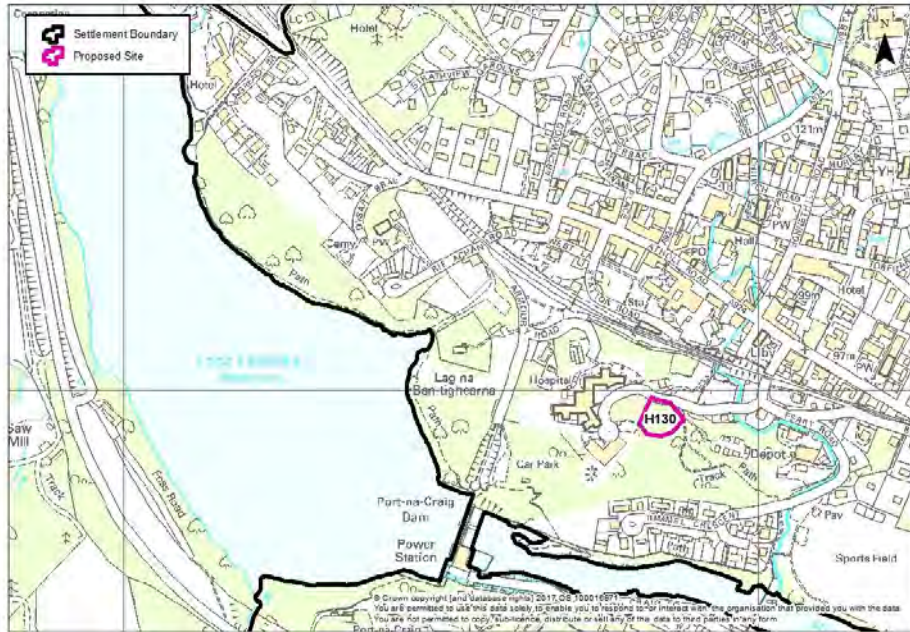
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	including NSAs, Regional Scenic Areas, and local landscape designations?			NSA, and SLA			
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Site slopes downward from the former car park and the lower part is likely to be screened from view from most directions – would be impact on view from the Scottish Veterans Garden City at Rie-achan Road to the west. Tree belt to the south should would screen development from view from the Loch.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Surrounding mature trees should be conserved as part of a network of wooded areas. Careful design of boundary treatments, particularly to the west to screen development from Rie-Achan Road. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Listed buildings and archaeological features at the Scottish Veterans Garden City to the west of the site – may be impact on views.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Possible archaeological survey at western boundary prior to implementation to determine impact on sites of archaeological importance.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Scope likely to be limited		0	Recording of any findings	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Possibly the topography of the site.	Check Call for Sites form	-	n/a	-

Site Name: Land at Bobbin Mill	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Site zoned in LDP as open space. 08/02104/FUL for 3 workshop / office units approved; 11/01434/FLL application for a building for a timber merchants
Settlement: Pitlochry	GIS Site Ref: Pitlochry 6 MIR Site Ref: Land south of railway Pre-MIR Site Ref: None Proposed Plan Ref: H130	Outside or adjacent to a settlement boundary? Within	
OS Grid Ref: 293844 757956	Site Size (ha): 0.27	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently scrub land within a wooded area. Primarily flat sloping upwards round the boundary. Surrounded primarily by woodlands on all sides bar the northern boundary which is the road. Beyond the trees to the west is the medical centre, to the north a residential property and site Pitlochry 7 also proposed for affordable housing.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – clearing in wooded area	Proposed Use: Residential – affordable housing	Officer Comments Development for housing would result in the loss of allocated open space and impact on the extensive network of open space in this area.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment area. No watercourses on site. No impact on GWDEs or within	Check on OS map GIS Land Use layer Waste water drainage hotspots	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			waste water drainage hotspot.	Private water supplies (risk assessed) layer		consents at the waste water treatment works. Drainage impact assessment/hydrology study may be 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 policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	High probability of surface water flooding from the Moulin Burn to the east of the site. Also medium probability of river flooding although neither identified flood risk affects the site directly.	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 river and surface water flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	There are mature trees surrounding the site which is listed as upland oakwood in the Native Woodland Survey of Scotland and semi-natural broadleaf in the SNWI. The site is linked to the River	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species	-	Assessment and mitigation of impact on biodiversity including protected species and mature trees. Need to survey mature woodland areas around the	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Tummel, Tay SAC, by the burn to the north east.	Loch Leven Catchment Lunan Valley catchment River Tay Catchment		site; ornithological survey; mammal survey; and woodland survey. Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The site is surrounded by woodland.	GIS aerial map/OS map/site visit	-	Retention of trees and provision of a landscape framework for development to conserve the amenity of the area. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population an human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary	GIS Layers for school catchments	--	Developer contribution towards education if required	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Site zoned in LDP as part of a larger area of open space which runs along the southern boundary of the hospital. Core path PLRY/109 runs along the north eastern boundary.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	--	Site designed to respect character and amenity / recreational value of the surrounding area. The core path along the north eastern boundary should be protected. Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	--
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Appears greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of prime agricultural land or peat land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) – site is controlled by a single landowner	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively small, flat and surrounded by trees so solar gain may be difficult.	Check CFS form, aerial map and possibly site visit	-	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access will be taken from the existing road network. Call for Sites form suggests there are no capacity issues.	Site visit Check CFS form Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is on the edge of the town centre and is within the 400m buffer of a bus stop. Pitlochry has good bus services, sites is within walking distance of existing bus services and bus routes on Atholl Road and Burnbane Road. Site is 5-10 minutes walk from the railway station. Employment and local services in the settlement.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	0	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No issues	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Yes – within a tiered settlement	Check NPF3 and TAYplan SDP	++	n/a	++
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected –	Landscape	No impact on any designated site – site is within the built up area.	GIS layers for	n/a	n/a	n/a

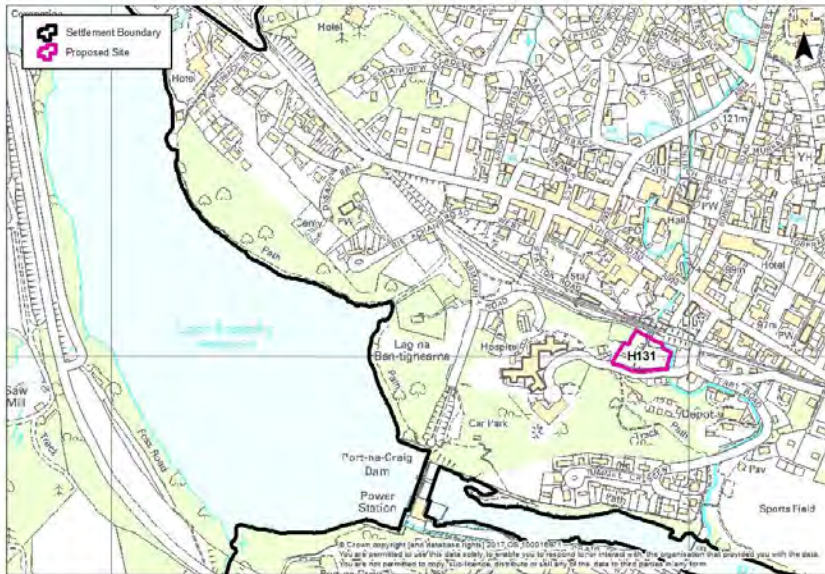
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	including NSAs and local landscape designations?			NSA, and SLA			
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The trees surrounding site would largely screen it from most directions. The site is in the Highland Glens landscape character area.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Surrounding mature trees should be conserved as part of a network of wooded areas. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check Call for Sites form	+	n/a	+

Site Name: Land at Burnbane (including car park)	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: The Highland Area Local Plan identified the site as part of the larger Opportunity Site O2 suitable for leisure, tourist, business and open space uses in a woodland setting. 07/02675/FUL – erection of steel framed veterinary practice surgery, approved. No more recent planning applications
Settlement: Pitlochry	GIS Site Ref: Pitlochry 7 MIR Site Ref: Land south of railway Pre-MIR Site Ref: None Proposed Plan Ref: H131	Outside or adjacent to a settlement boundary? Within	Former car park identified in LDP as white land. Area to the west is identified as existing employment land.
OS Grid Ref: 293918 758002	Site Size (ha): 0.45	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently scrub land, a northern fringe of woodland and a car park within the settlement boundary. The car park lease to PKC recently expired. Immediate surroundings are a wooded area to north west, cottage and hospital to west, wood to south. In the wider area there is employment land, residential and the town centre. The site is gently undulating, south facing and the main views onto the site are from Ferry Road and the car park to the east.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Partially developed (car park) and partially undeveloped (scrub land)	Proposed Use: Residential – affordable housing	Officer Comments Site is within the settlement boundary and the western part is currently identified as existing employment land. Flood risk from adjacent burn and part of the site is currently woodland.	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment area.</p> <p>The site is adjacent to the Moulin Burn to the north east.</p> <p>No impact on GWDEs or within</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage hotspots</p>	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			waste water drainage hotspot.	Private water supplies (risk assessed) layer		<p>consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	High probability of surface water flooding along the eastern and northern boundary of the site from the Moulin Burn. Also medium	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan may be required at planning application stage to	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	flood risk elsewhere?	Human Health	probability of river flooding.			assess the risk of river and surface water flooding.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The Moulin Burn lies to the north east of the site and connects it to the River Tummel, Tay SAC.</p> <p>There are mature trees on the embankment in the north of the site and scrub on part of the site. The site is part of the wooded Armoury area and is listed as upland oakwood in the Native Woodland Survey of Scotland and semi-natural broadleaf in the SNWI</p> <p>The burn could provide a habitat for otters and the trees could provide a habitat for bats.</p> <p>Red squirrel recorded near the site.</p>	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Retain the watercourse and mature trees on the boundaries of the site and enhance them with landscaping. Need to survey mature woodland areas to the west and south; ornithological survey; mammal survey; otters and woodland survey. Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Geodiversity Sites			
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Part of the site is wooded and the Moulin Burn runs along the eastern boundary.	GIS aerial map/OS map/site visit	-	Retention of trees and provision of a landscape framework for development to conserve the amenity of the area. Retaining woodland in line with Scottish Government Control of Woodland Removal policy. Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to	Air	No	GIS layers	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary	GIS Layers for school catchments	--	Developer contribution towards education if required	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Core path runs through the site. Small areas of maintained open space (functional greenspace) around the car park area. There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	The core path through the site should be protected or rerouted along the edge of the site. The open space value of the amenity green space along the core path should be conserved or replaced if the path is rerouted.	0
	Will the proposal create/reduce employment land/opportunities?	Population	Yes – part of the site currently identified as existing employment land	Check CFS form	--	Consider potential for incorporating home working provision and / or a workhub facility within the development depending on scale.	-
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Part green field part brownfield.	GIS aerial map/site visit	-	Development of greenfield site could to some extent be compensated for by reuse of	0

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
					the brownfield element.	
Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	Potential contamination issues from the railway line to the north. Soil stability issues unlikely as the stability of the railway line will be checked regularly. No loss of prime agricultural land or peat land.	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Investigation of potential contamination issues	0
Deliverability/sustainability constraints						
Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) – site is controlled by a single landowner	Check CFS form	++	n/a	++
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access will be taken from the existing road network. Call for Sites form suggest there are no capacity issues.	Site visit Check CFS form Aerial maps	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	+
Is the site close to a range of	Climatic	The site is on the edge of the town centre and is within the 400m buffer	GIS layer for	0	Application of policies on	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	facilities? Can these be accessed by public transport?	factors and human health	of a bus stop. Pitlochry has good bus services, sites is within walking distance of existing bus services and bus routes on Atholl Road and Burnbane Road. Site is 5-10 minutes walk from the railway station. Employment and local services in the settlement.	bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities		Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Adjacent to the network rail ownership buffer	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	-	Consultation with Network Rail	0
	Does the proposal support a designated National Planning	Material Assets	Yes – within a tiered settlement	Check NPF3 and TAYplan	++	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
	Framework national priority or is it consistent with the Strategic Development Plan?			SDP			
	Will the site make use of existing buildings?	Material Assets	No	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No impact on any designated site – site is within the built up area.	GIS layers for NSA, and SLA	n/a	n/a	n/a
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The trees in the north of the site screen it from the railway. The site is in the Highland Glens landscape character area.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Surrounding mature trees should be conserved as part of a network of wooded areas. Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site.	0
	Will the proposal have an adverse impact on the integrity	Population and human health or	Not within proximity of Green Belt	GIS layer greenbelt	n/a	n/a	n/a

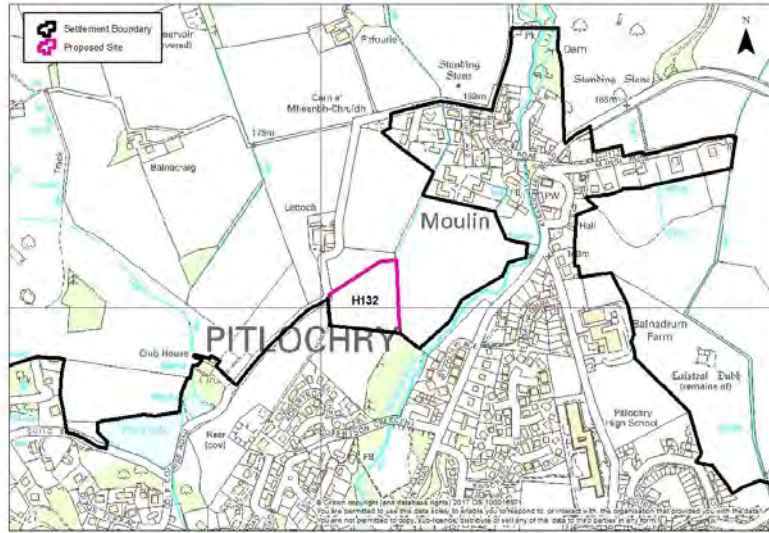
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	of the greenbelt?	material assets					
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	North East of the site is Pitlochry Station (Grade A), including platform building, footbridge, fountain and signal box. A small part of the site bounds onto the Conservation Area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Layout and design to conserve and enhance the character of the Conservation Area.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Scope likely to be limited		0	Recording of any findings	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Residential use would be compatible with surrounding land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	Railway line along part of the northern boundary may be a constraint.	Check Call for Sites form	-	n/a	-

Site Name: Extension to Robertson Crescent (H39)	Source of site suggestion: Call for Sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Proposed extension is outwith the settlement boundary adjacent to H39 03/00820/FOR – Mixed forestry works, clearfelling of 1.2 ha, approved.
Settlement: Pitlochry	GIS Site Ref: Pitlochry 8 MIR Site Ref: Map 24 Pre-MIR Site Ref: None Proposed Plan Ref: H132	Outside or adjacent to a settlement boundary? Outside and adjacent	Proposal for an extension to the existing allocated site to enable an appropriate access into the site. No additional houses proposed.
OS Grid Ref: 294086 759014	Site Size (ha): 6.4	Within a TAYplan preferred Settlement, if so which settlement tier? Yes – tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is currently in agriculture use on upper section with woodland on the lower. The adjacent land uses are; residential to the south and east, agricultural to the north, and open space and golf course to the west. The Moulin Burn runs adjacent to the easternmost boundary. The land is steeply sloping in parts and the lower section of the site beside the burn is currently woodland – some of which has been recently felled. The eastern section of the site is screened from surrounding residential properties given the existing woodland. In addition the existing woodland screens the northwest section of the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use: Residential	Officer Comments A relatively small scale extension is proposed to the existing site in order to allow access into the site. Site specific	

Undeveloped - agriculture		developer requirement can ensure this additional area is only used for access and open space.	
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Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment area.</p> <p>Watercourses run along the easternmost boundary and</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage	0

	Site assessment question (click 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
			<p>waterbody near to the southwest boundary.</p> <p>No effect on GWDTs or waste water drainage hotspot.</p>	<p>hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>system and meet discharge consents at the waste water treatment works.</p> <p>Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required</p> <p>Requirement for open watercourses to be retained and protected from pollution with a minimum 6m buffer strip.</p> <p>No culverting of watercourse at the eastern boundary.</p> <p>Opportunities should be sought to further improve the water environment through development e.g. links to blue/green networks, restoration opportunities etc.</p>	
	Can the option connect to the public foul sewer?	Water	Assume connection could be made	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0

	Site assessment question (click 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 thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	<p>Risk of river flooding from the Moulin Burn affecting the easternmost part of the site, and outwith the site from The Cuilc to the west.</p> <p>Risk of surface water flooding from the watercourses along the eastern boundary (including the Moulin Burn) and The Cuilc to the west.</p>	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of river and surface water flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>There is ancient woodland adjacent to the site, to the south west.</p> <p>The Moulin Burn runs along the eastern boundary of the site, and the Cuilc (waterbody) is to the west of the site. The Moulin Burn links the site to the River Tummel, part of the Tay SAC.</p> <p>There is a commercial plantation of coniferous woodland with some felling and substantial windblow at the eastern end of the site which has anecdotal evidence of red squirrels, some management is required that would improve this area. Located within Environmentally Sensitive Area. The coniferous nature of the existing woodland would be unlikely to be a constraint in terms of development and retaining local</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Conserve and enhance the ancient woodland.</p> <p>Evaluation and mitigation of any potential impact on the Tay SAC, protected species, water quality and wider biodiversity.</p> <p>Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out a Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	0

	Site assessment question (click 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
			biodiversity.			A tree survey and investigation of likely wildlife habitats should be carried prior to development to safeguard against any issues that may arise. The development of the site would provide scope to improve tree cover within the site including the appropriate use of mixed native planting within the site to enhance local biodiversity and to define the perimeter.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is mixed woodland outside the western boundary of the site, adjacent to the Cuilc that could be connected to the site by suitable planting.	GIS aerial map/OS map/site visit	-	Provision of a landscape framework for development to conserve the amenity of the area. 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	0

	Site assessment question (click 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
						protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Pitlochry Primary School and Pitlochry High School. There may be capacity issues at Pitlochry Primary	GIS Layers for school catchments	--	Developer contribution towards education if required	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	There are parks, recreational open space and a leisure centre with sports facilities in the settlement. Several areas of open space within walking distance of the wider site. Core path to the west.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. Opportunity to link to the core	+

	Site assessment question (click 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
				space allocations		path to the west.	
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land.	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years (up to 2023) – site owner / controlled by a single developer	Check CFS form	++	n/a	++
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Part of the site is south east facing and part is south west facing.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them	+

	Site assessment question (click 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
						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?	Inclusion of the extension will allow developer to take access into the site which would otherwise be difficult due to the topography.	Site visit Check CFS form Aerial maps	++	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	++
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Pitlochry has good bus services, via the A9, and a railway station. Marked bus stop to east on circular bus route. Employment and local services in the settlement.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	+	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	++
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations	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 if appropriate?	Scoring – post mitigation
				at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Pitlochry is a tiered settlement. Extension area is outwith but adjacent to the settlement boundary.	Check NPF3 and TAYplan SDP	+	Include extension area within the settlement boundary	++
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Extension area is within the Ben Vrackie Special Landscape Area	GIS layers for NSA, and SLA	--	Developer requirement restricting use of the site to access and open space.	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Highland Glens landscape character area but is on the edge of the existing settlement. Further along West Moulin Road the upper section of the site is clearly visible with any future development	Check existing LDP GIS layer wild land Check the	-	Surrounding mature trees should be conserved as part of a network of wooded areas. Landscaping/tree planting to be an integral part of all development schemes,	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			<p>being visible entering Pitlochry from the north, on the A road. Parts of the site are also prominent in long views to Pitlochry from the south.</p> <p>The southeast section of the site is screened from surrounding residential properties given the existing woodland. In addition the existing woodland screens the northwest section of the site.</p> <p>The lower section of the site beside the burn is currently woodland, some of which has been recently felled. This lies between two existing residential areas.</p>	<p>landscape impact using capacity study if one is available</p> <p>Site visit</p>		designed to enhance the setting and development site.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a-
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Archaeological sites to the north outwith the site. Torrdarach Hotel, grade C(S) possibly visible to the south of the site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Scope likely to be limited		0	Recording of any findings	+

	Site assessment question (click 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
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	To the north west along Golf Course Road the woodland is still visible despite the topography and the upper section would be again be clearly visible from the north. However given the adjacent residential land use the visual impact of further residential properties is unlikely to be detrimental to the surrounding area.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check Call for Sites form	+	n/a	+

Site Name: Pitnacree 1	Source of site suggestion: Main Issues Report representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications.
Settlement: Not within a settlement	GIS Site Ref: Pitnacree 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H133	Outside or adjacent to a settlement boundary? Outside	
OS Grid Ref: 292823 753465	Site Size (ha): 0.95	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield	Proposed Use: A boundary should be drawn round Pitnacree which would include land for additional residential development. Note – the MIR response refers to this as Pitnacree but from the map it would appear to be more accurately defined as Tulloch of Pitnacree as the group of houses defined as Pitnacree are further west.	Officer Comments Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Flood risk on part of the site. Potential for adverse impact on the Special Landscape Area and the historic environment. Any proposals for development in Tulloch of Pitnacree would be more appropriately dealt with through the Housing in the Countryside and Rural Business and Diversification policies.	Flat open field. Bounded to the west by mature woodland, residential to the north, and roads to the east and south. Some additional trees along the southern and eastern boundaries.

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Waterbody classified as having an overall status of good. No pressures have been identified.</p> <p>Within the River Tay Catchment Area.</p> <p>Watercourse just outwith the western boundary of the site.</p> <p>No impact on GWDTEs; not in a waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Land Use layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water treatment works.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Existing private water supply just outwith the site to the north.	assessed) layer		Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water	Assume connection unlikely	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which allow for private sewerage systems where there is little or no public sewerage system, providing there is no adverse effect on the natural or built environment.	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	Southern half of the site at medium risk from river flooding. Very small area toward the centre of the site at medium risk of surface flooding.	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment	--	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Lunan Valley catchment River Tay Catchment		identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Area of open grazing which is likely to have little habitat value. However substantial tree belt outwith the site to the west and scattered trees round the other boundaries so may be an opportunity to improve habitat value through development.	GIS aerial map/OS map/site visit	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.	+
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	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Grandtully Primary School which has sufficient capacity.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No maintained open space. Core path MASG/112 stops short of the site to the south. Site is an open field.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals. May be opportunity to link to the core path to the south.	+
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Unknown	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site has an open aspect. Tree belt along western boundary would offer some protection from wind.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Access from the single carriageway road to the south. Alternative access from the track to the east which may also offer opportunities to improve access to the houses to the north of	Site visit Check CFS form	0	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	generated?		the site.	Aerial maps		Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	No services or facilities. Over 3.5 miles from local services in Ballinluig. Site is outwith a 400m of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within the Strathtay Special Landscape Area. Ancient woodland outwith the site to the north west.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is in the Highland Glens landscape character area. Site is open to views from the road to the south.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Landscaping/tree planting to be an integral part of all development schemes, designed to enhance the setting and development site. Provision of landscaping to: provide a framework for development and integrate it with the countryside setting.	0

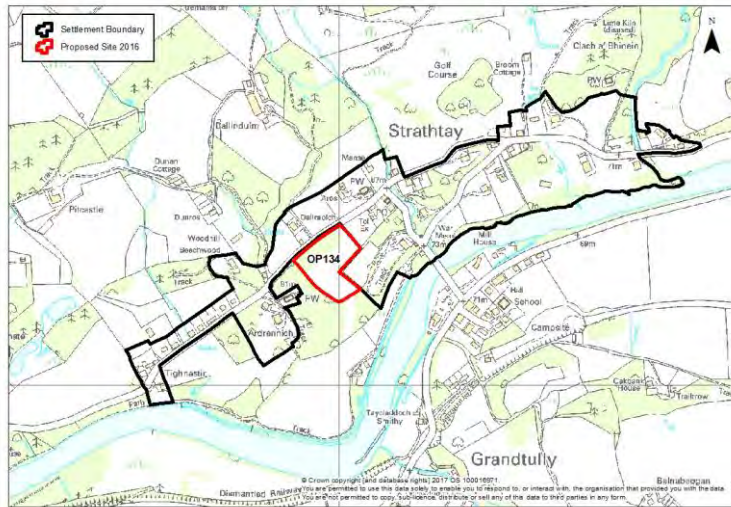
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	Not within proximity to the green belt.	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Tulloch of Pitnacree farmstead and blacksmiths workshop site of archaeological interest extends into the north of the site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape,	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Archaeological survey prior to taking access from the north east corner to determine impact on sites of archaeological importance.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Battlefields, Archaeology Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	May be some scope for interpretation of archaeological remains		0	Recording of any features found in investigation.	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Additional residential development would be compatible with adjacent land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Strathtay 1	Source of site suggestion: Main Issues Report representation All landowners/interested parties identified/aware? Unknown		Site History/Previous planning applications, existing local plan policies and proposals: No planning applications. Consent granted for 2 houses on the site to the east. The area is the same as that discussed at the previous Inquiry and is adjacent to a site which has planning permission for two houses (and is within the boundary). The Reporter considered that this additional area, comprising of the rest of the field and a tree belt, would provide a more defensible settlement boundary. Yet, this was not included as a recommendation and as such the boundary was not changed.
Settlement: Strathtay	GIS Site Ref: Strathtay 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: OP134	Outside or adjacent to a settlement boundary? Adjacent	
OS Grid Ref: 290969 753283	Site Size (ha): 1.45	Within a TAYplan preferred Settlement, if so which settlement tier? No	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Sloping site comprising mature woodland in the north and grassland to the south. Bounded by the road to the north with residential beyond, church to the west, site with planning consent for houses to the east, and trees to the south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield	Proposed Use: Extension of settlement boundary.	Officer Comments Potential for adverse impact on the ancient woodland, the Special Landscape Area and the conservation area. Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Strathtay is not identified for significant growth in the adopted Plan and the settlement boundary has been drawn to allow only limited further development. It is still considered that the inclusion of this area within the settlement boundary could, if developed, result in a significant	

		expansion of the settlement. There are already opportunities for small scale infill development within the adopted boundary.	
--	--	--	--

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. Within the River Tay Catchment	Check on OS map GIS Land Use layer	-	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Area. No watercourses. No impact on GWDTs; not in a waste water drainage hotspot.	Waste water drainage hotspots Private water supplies (risk assessed) layer		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 policies on the Water Environment & Drainage which require foul drainage from all developments within and close to settlement envelopes to connect to the public sewer.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Small area toward the centre of the site at high risk of surface flooding. Further area at high risk outwith the site to the north east	Check all the GIS Layers for flood risk	-	Flood Risk Assessment with site layout plan will be required at planning application stage to assess the risk of flooding.	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC. Red squirrel recorded within the site. Ancient woodland in the northern	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	--	Assessment and mitigation of any potential impacts on the Tay SAC. Where activities could directly, indirectly or in combination with other	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			half of the site and extending outwith the site to the west and south.	d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		proposals affect the interests of a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site. Need to survey mature woodland areas; ornithological survey; mammal survey; and woodland survey.	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Ancient woodland in the north of the site and tree belt along much of the eastern boundary connects to larger area of woodland to the west and south.	GIS aerial map/OS map/site visit	--	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (e.g. barn owl boxes, log pile holts for otters) and the	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						<p>creation of greenways and wildlife corridors along transport corridors, footpaths and cycleways, to encourage the movement of species.</p> <p>Retention of trees and provision of a landscape framework for development to conserve the amenity of the area.</p> <p>Retaining woodland in line with Scottish Government Control of Woodland Removal policy.</p>	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Grandtully Primary School which has sufficient capacity.	GIS Layers for school catchments	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No core paths or maintained open space although site is likely to serve a function as amenity open space.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland or prime agricultural land No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within	Material	Unknown	Check CFS	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the LDP timeframe?	assets		form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Southern aspect. Trees in the north and south of the site would offer some protection from wind.	Check CFS form, aerial map and possibly site visit	0	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access from the narrow road to the north. Unlikely that this road could support significant development.	Site visit Check CFS form Aerial maps	-	Application of policies on Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	-
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Some services / facilities within Strathtay. Over 5 miles from local services in Ballinluig. Within 400m of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints,	Material Assets and Population	No	GIS layers for pylons, gas pipelines,	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
	e.g. electricity pylons, underground gas pipelines etc.	and Human Health		scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within the Strathhtay Special Landscape Area. Ancient woodland covers the northern half of the site.	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character	--

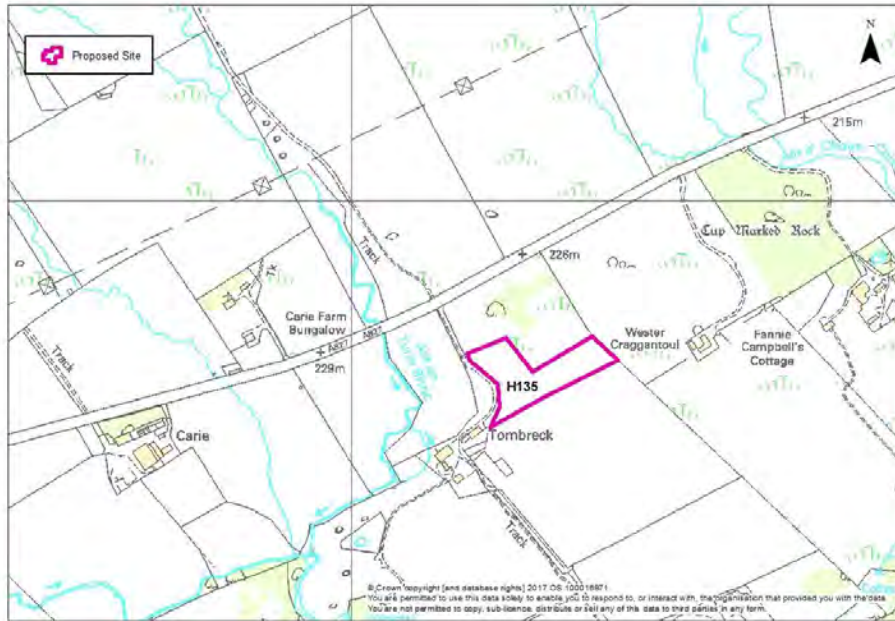
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						of settlements.	
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	<p>The mature woodland to the north would help reduce the impact of development on the site.</p> <p>The site is in the Highland Glens landscape character area. The woodland areas to the north and along the eastern boundaries are the main landscape features.</p>	<p>Check existing LDP</p> <p>GIS layer wild land</p> <p>Check the landscape impact using capacity study if one is available</p> <p>Site visit</p>	-	<p>Good quality design and landscaping to help integrate any development into the settlement.</p> <p>Surrounding mature trees should be conserved as part of a network of wooded areas.</p>	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	Not within proximity to the green belt.	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is wholly within the Grandtully and Strathtay conservation area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Impacts on the historic environment will be avoided wherever possible through appropriate scheme location and design. Layout and design should be required to respect the character of the Conservation Area.	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Scope likely to be limited		0	Introduction of interpretation where opportunities arise	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Additional residential development would be compatible with adjacent land uses	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+

Site Name: Tombreck	Source of site suggestion: Call for sites All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Forms part of permaculture or agroforestry proposals for Tombreck Farm. No planning applications.
Settlement: Lawers	GIS Site Ref: Tombreck 1 MIR Site Ref: None Pre-MIR Site Ref: None Proposed Plan Ref: H135	Outside or adjacent to a settlement boundary? Outside	Proposal for Tombreck to be designated as a Clachan through the previous call for sites.
OS Grid Ref: 265241 737737	Site Size (ha): 1.11	Within a TAYplan preferred Settlement, if so which settlement tier? Not a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Group of agricultural buildings and houses at Tombreck to the south west. Access road along the western boundary. Otherwise surrounded by agricultural or open land.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped – rough grazing	Proposed Use: Housing (affordable)	Officer Comments Potential for adverse impact on the Special Landscape Area. Does not support TAYplan spatial strategy of directing the majority of growth to principal settlements. Site is 6.5 miles from the nearest services and facilities and has limited public transport links so would be likely to create additional car traffic. Proposals for housing more appropriately assessed against existing LDP policies (Housing in the Countryside).	

Location Plan



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	Waterbody classified as having an overall status of good. No pressures have been identified. No impact on GWDEs; not in a waste water drainage hotspot. Watercourse outwith the site to the west but some distance from the	Check on OS map GIS Land Use layer Waste water drainage	0	Application of policies on the Water Environment and Drainage offer potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			site. Within the River Tay catchment area.	hotspots Private water supplies (risk assessed) layer		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	Existing private sewage treatment systems serves the existing buildings at Tombreck. Assume connection to the public system is unlikely.	GIS Layer for existing network	-	Application of policies on the Water Environment & Drainage which allow for private sewerage systems where there is little or no public sewerage system, providing there is no adverse effect on the natural or built environment.	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Medium probability river flooding from the watercourse outwith the site some distance to the west but none on the site itself.	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Within 2km of the River Tay SAC to the south and the Ben Lawers SAC to the north. Within 2km of Ben Lawers National	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	-	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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Nature Reserve.	<p>d species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>		<p>a Natura 2000 site, the Council will carry out an Habitat Regulations Appraisal to identify appropriate mitigation and to determine if proposals would have an adverse effect on the integrity of the site.</p>	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is open grassland with no watercourses or woodland. Biodiversity and habitat value likely to be minimal. Most value likely to be from the watercourse to the west and area of trees to the north.	GIS aerial map/OS map/site visit	-	Where appropriate, measures to enhance biodiversity will be implemented. Such measures may include seeding locally native species on roadside verges and other schemes, the use of locally native tree species in landscape schemes, habitat creation, habitat creation for protected species (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	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						the movement of species.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Population and human health or material assets	Catchment for Kenmore Primary, which has sufficient capacity, and Breadalbane Academy	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	No maintained open space or adopted core paths but is understood to be adjacent to a proposed Lochtayside Way footpath and cycle path	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of policies on Community Facilities, Sport and Recreation ensure appropriate provision of informal and formal open space alongside development proposals.	0
	Will the proposal create/reduce employment	Population	Potential for creation of employment in forestry and farming as part of the wider development proposals but	Check CFS form	0	Inclusion of employment element to development	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	land/opportunities?		not quantified at this stage			proposals	
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	No loss of peatland LCA50k does not cover site so unknown whether prime soils affected. No known contamination issues	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Within 5 years of adoption (up to 2023)	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	South facing. Land rises behind the site to offer some protection from prevailing winds	Check CFS form, aerial map and possibly site visit	+	Siting and design to take account of solar orientation. Include sustainable design and construction techniques and incorporate energy efficiency measures and make them resilient to the projected climatic changes in precipitation and temperature.	+
	Vehicular Access constraints or	Material	Access is from the A827 to the north	Site visit	-	Application of policies on	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	opportunities - Road network capable of accommodating traffic generated?	assets and climatic factors?	and then a narrow single track road.	Check CFS form Aerial map		Transport and Accessibility. Road and access improvements to the satisfaction of the Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	No facilities within walking distance. Site is 6.5 miles from services and facilities in Killin and 10 miles from Kenmore. Bus services likely to be infrequent. Only the eastern most part of the site within 400m of a bus stop.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	--	Application of policies on Transport and Accessibility which require development proposals to be easily accessible to all modes of transport.	--
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	None known	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or is it consistent with the Strategic Development Plan?	Material Assets	Not a tiered settlement	Check NPF3 and TAYplan SDP	--	n/a	--
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	n/a	n/a	n/a
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Within the Loch Tay Special Landscape Area	GIS layers for NSA, and SLA	--	Application of policies on Environmental Resources and associated Supplementary Guidance, in particular ensuring high quality design of new housing and maintain distinctive character of settlements.	-
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	Existing landscape pattern is of scattered farmhouses and small villages. Site at a lower level than the A827 so development could be visible from the main road.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	-	Sensitive design to reduce risk of adverse impact from longer distance views. Provision of landscaping to: provide a framework for development and integrate it with the countryside setting.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Population and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological	No	GIS layers Listed building, Scheduled	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
		heritage (and links with landscape)		Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	n/a		n/a	n/a	n/a
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Yes providing any development proposals are small scale	OS map and site visit	-	Development proposals to be small scale	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	+	n/a	+