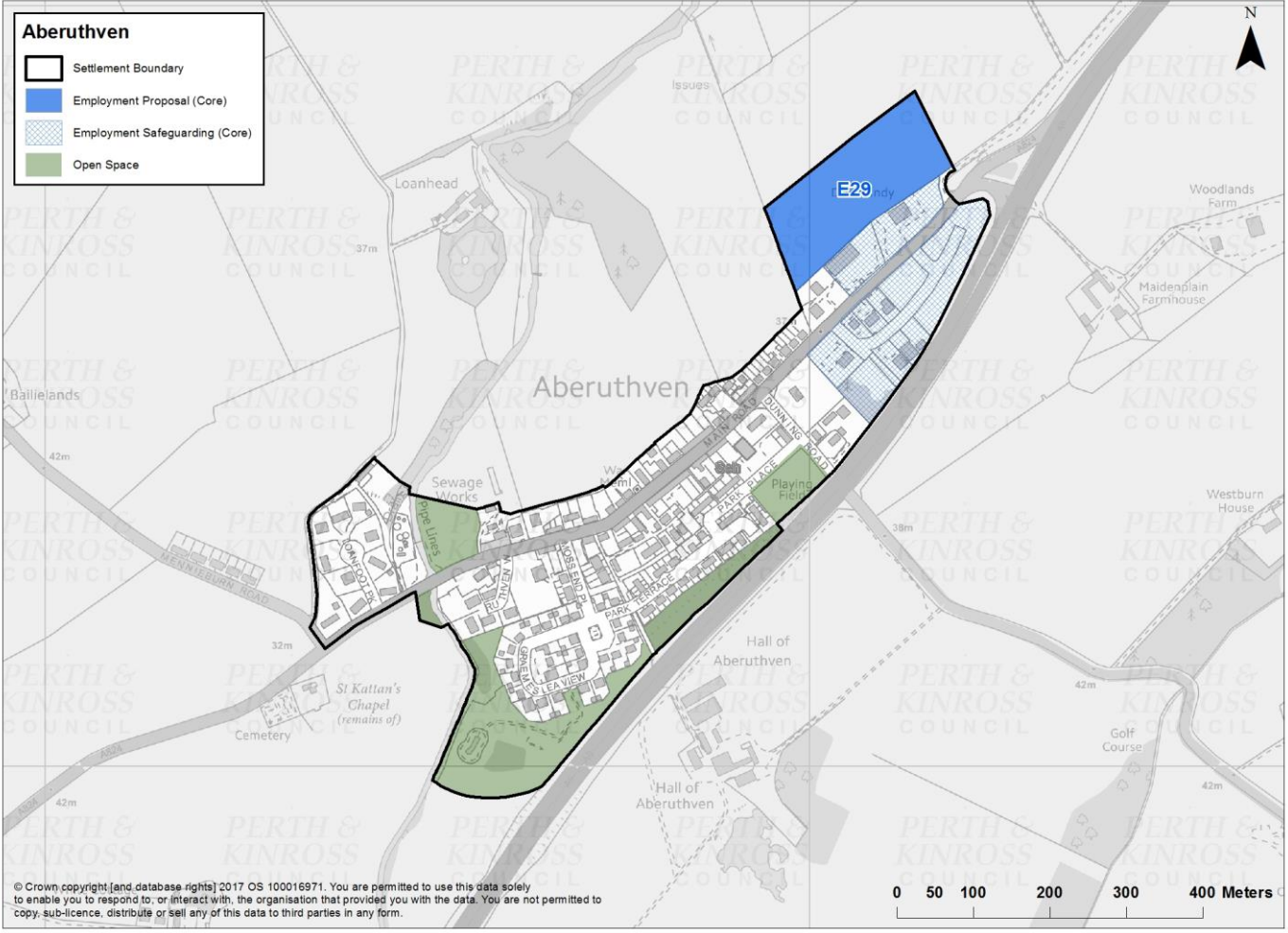


Appendix E – Strathearn Area Site Assessments

Site Name: Aberuthven E29 alteration	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site forms part of a previous local development plan allocation (also known as E29)
Settlement: Aberuthven	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: E29	Outside or adjacent to a settlement boundary? Inside but immediately adjacent to settlement boundary	
OS Grid Ref: 298137 715821	Site Size (ha): 2.7 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is undeveloped greenfield, currently in agricultural use	Proposed Use: Employment	Officer Comments This site is carried forward from the 2014 adopted 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>The site drains to the Ruthven Water river, which runs to the north of the site. There is a well located 300 m north of the site south of Mill House.</p> <p>Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff and the Earn Valley drinking water protection zones.</p> <p>No impact on GWDTes; not in a waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	-	<p>Application of environmental protection and public safety policy 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.</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>Development should be set back from watercourses</p>	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	None of the site is at risk of flooding	Check all the GIS Layers for flood risk	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Health					
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Not in a SAC/SPA/SSSI No protected species on site. Not in River Tay catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Application of natural environment policy on biodiversity. Retain trees and planting on 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	The perimeter trees and planting, and the line of the Ruthven Water further to the north of the site are highly likely to be functioning habitats.	GIS aerial map/OS map/site visit	-	Application of natural environment policy to avoid/reduce/mitigate and enhance any impacts. Application of environmental protection and public safety policy on the 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
						environment and drainage, no culverting of watercourses. Development set back from watercourses	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The proposal for employment use will not create additional pressure on local/community infrastructure	GIS Layers for school catchments	0		0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There is a core path passing along the roadside to the south and east of the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals; and to maintain and enhance access to core path network	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	Employment land is proposed	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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.1 soil (prime)	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Application of environmental resources policy to prevent loss of prime agricultural land	--
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	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	Site is orientated away from prevailing SW winds and has a relatively open aspect to take advantage 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.	0

	Site assessment question (click on links embedded in the text 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 A824 Main Road. Direct connection also available to the A9 trunk road	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The village has a primary school but few other facilities. There are bus stops north and south adjacent to the site on the A824 Main Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Consider extension of bus services	-
	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

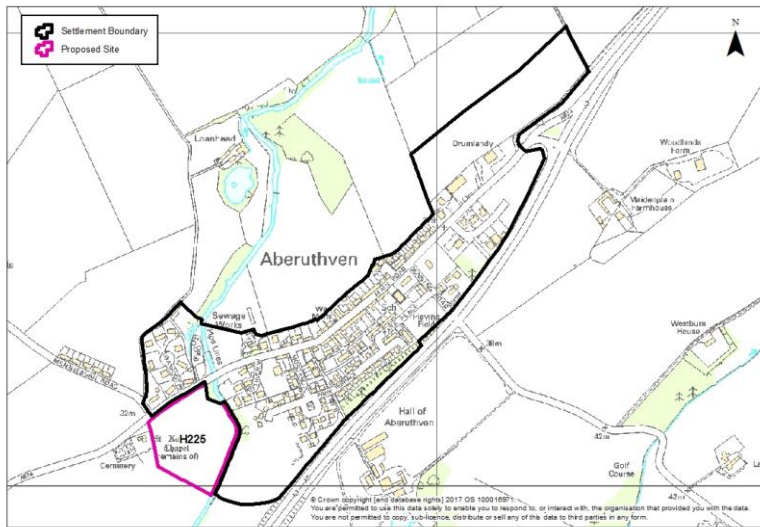
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				health and safety consultations at the back 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 a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	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	Not in a NSA or SLA.	GIS layers for NSA, and SLA	0	Application of natural environment policy to protect existing tree and woodland	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	The site is adjacent to but immediately inside the settlement boundary. It is relatively self-	Check existing LDP	-	Existing established woodland provides a landscape framework for the site.	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	accommodate it? (see notes)		contained and could be screened from view. The site is visible from the A9 trunk road	GIS layer wild land Check the landscape impact using capacity study if one is available Site visit		Woodland should be retained.	
	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)	<p>There is a Scheduled Monument, Drumtogle, to the north east of the site. The area around the monument is noted for its archaeological features including the prehistoric enclosed domestic settlement of Drumtogle.</p> <p>There are no listed buildings at the site</p> <p>The surrounding area contains extensive archaeological features.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	0	Application of historic environment policies to avoid adverse impacts on the historic environment 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	Employment use would be compatible with the neighbouring developed uses, which include other employment sites to the south, and housing to the south west.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership,	Material	None known	Check CFS	0	n/a	0

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

Site Name: Aberuthven 1	Source of site suggestion: Call for sites, I+H Brown All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site not submitted in previous call for sites
Settlement: Aberuthven	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Aberuthven 1 Proposed Plan Ref: H225	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to settlement boundary	
OS Grid Ref: 297460 715103	Site Size (ha): 3 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.). The site slopes from the roadside on the north to the Ruthven Water on its east and south side. There is some boundary planting. To the west lie St Kattan's chapel and cemetery and there is housing to the north and east within the settlement boundary
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is undeveloped greenfield, currently in agricultural use	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The Ruthven Water river runs along the site's south and east boundaries and the SUDS pond for a nearby housing development (Graemlea View) lies beyond the river to the west.</p> <p>Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff and the Earn Valley drinking water protection zones.</p> <p>No impact on GWDTs; not in a waste water drainage hotspot.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	-	<p>Application of environmental protection and public safety policy 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.</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>Development should be set back from watercourses</p>	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional	Water, Climatic Factors and	There is medium risk of surface water flooding at a small part in the south of the site. And in the wider	Check all the GIS Layers for	--	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	<p>area there are limited pockets of surface water flooding.</p> <p>However a significant part of the site (it's eastern half) is at medium risk of flooding from the Ruthven Water</p>	flood 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>Not in a SAC/SPA/SSSI</p> <p>Protected species identified at site include Snowdrops, Buzzard; and in nearby area include European Otter and Red Squirrel</p> <p>Not in River Tay catchment</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	--	<p>Application of natural environment policy on biodiversity.</p> <p>Retain trees and planting on site. Development to be set back from Ruthven Water</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	Bio flora and fauna	The perimeter trees and planting, and the line of the Ruthven Water are highly likely to be functioning	GIS aerial map/OS map/site visit	-	Application of natural environment policy 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
	habitat fragmentation or greater connectivity?		habitats.			enhance any impacts. Application of environmental protection and public safety policy on the water environment and drainage, no culverting of watercourses. Development set back from watercourses	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at catchment primary (Aberuthven Primary at 85%)	GIS Layers for school catchments	--	Application of infrastructure contributions policy for education contribution	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There is a core path passing along the roadside to the north of the site, and along the line of the Ruthven Water, partly within the site. The adjacent cemetery and old churchyard to the west is maintained	GIS layers for core paths and rights of way and maintained open space and existing	-	Application of community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals; and to maintain and enhance	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			open space by the Council	LDP for open space allocations		access to core path network	
	Will the proposal create/reduce employment land/opportunities?	Population	No employment use is proposed, 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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.1 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Application of environmental resources policy to prevent loss of prime agricultural land	--
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Site is in ownership of housebuilder	Check CFS form	0	n/a	0
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is orientated away from prevailing SW winds and has a relatively open aspect to take advantage 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	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement 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	Access likely to be taken from A824 Main Road. Connection to the A9 trunk road either north through the village, or south via Auchterarder	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Road and access improvements to the satisfaction of the Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The village has a primary school but few other facilities. There are bus stops north and south adjacent to the site on the A824 Main Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Consider extension of bus services	-
	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

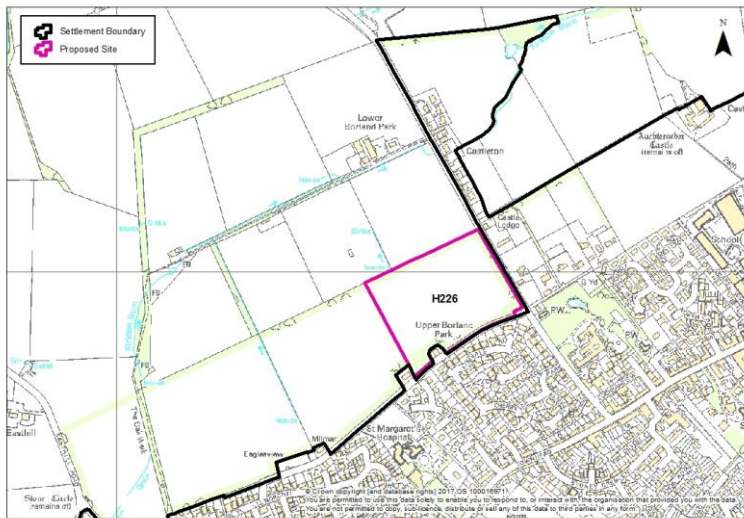
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	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	Not in a NSA or SLA. Some woodland on site and in surrounding area is designated SNWI	GIS layers for NSA, and SLA	-	Application of natural environment policy to protect existing tree and woodland	0
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	The site is adjacent to but immediately outside the settlement boundary. It sits on the Ruthven Water and forms an attractive setting to the ruined chapel and cemetery / churchyard to the west. It also provides a sympathetic separation from the settlement. The site is highly visible from the A9 trunk road	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Existing established woodland provides a landscape framework for the site. Woodland should be retained.	--
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl. and human health or material assets	No	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	n/a	n/a	n/a
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in	Material Assets	n/a	Check Zero Waste Plan	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	annex B of the Zero Waste Plan?						
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>There is a Scheduled Monument, the Montrose mausoleum and St Kattan’s Chapel, immediately to the west. The area around the monument is noted for its archaeological features including the burial ground.</p> <p>The Montrose mausoleum is Category A listed, and the St Kattan’s Chapel and the old part of St Kattan’s church yard are Category B listed</p> <p>The site also contains an area of archaeological interest – The Corn Mill and lade, associated with the Ruthven Water.</p> <p>The surrounding area contains extensive archaeological features.</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	--	Application of historic environment policies to avoid adverse impacts on the historic environment wherever possible through appropriate scheme location and design	--

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	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 with be compatible with the neighbouring developed uses, which include housing to the east and north. There is a sewage works just downstream of the site on the Ruthven Water. The proposed development of the site is likely to be incompatible with the historic mausoleum and churchyard to the west	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Auchterarder 1	Source of site suggestion: All landowners/interested parties identified/aware?	King Group	Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered as part of the Auchterarder Expansion Framework and the Strathearn Local Plan, but was not taken forward at that time
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H226	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 293754 712939	Site Size (ha): 6	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is open and slopes gently to the north on the edge of the settlement.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): the site is in agricultural use and is undeveloped	Proposed Use: housing	Officer Comments: the site is adjacent to a TAYplan tiered settlement and, subject to mitigation, could be suitable for development but there are previously-identified adverse landscape impacts for suggested sites north of the existing settlement boundary	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone.</p> <p>The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p>	0	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is no risk of flooding at the site	Check all the GIS Layers for flood risk	0	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is not in an SAC or SPA It is not in an SSSI or NNR The sites are delineated by hedges with some trees. There are no protected species.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	-	Evaluation and mitigation of potential impact on biodiversity interest. Retain mature trees where possible	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Catchment Lunan Valley catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are woodlands on the site that should be retained	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area	Air	The proposed development of the site for housing would lead to increased vehicle trips which would have an adverse effect on the air quality locally, but which would not trigger the designation of a new AQMA	GIS Layers	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Auchterarder Primary School There are no community facilities proposed at the site.	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	The site is in agricultural use and while it is open, it does not function as open space. There are a number of core paths and asserted ROWs across the site and along its southern boundary, all of which should be protected.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The site is on greenfield land	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0	GIS Layers for carbon richness (which shows whether there	-	Good quality soils should be removed for use in other parts of Perth and Kinross.	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Most of the site is Land Capability for Agriculture category 3.1 although the northern part of the site has some category 3.2 soil	is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The agent assert that the site can be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally level, and open. Apart from existing tree belt, there is little shelter already in place at the site.	Check CFS form, aerial map and possibly site visit	0		0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site has Castleton Road adjacent and could connect to the existing road network	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The town centre is within walking distance and there are bus stops at Glenorchil Terrace and Castleton Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car	0

	Site assessment question (click on links embedded in the text 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	There is a gas pipeline to the north of the site, although the site is wholly outside the consultation zone	GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit	0	n/a	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on site	GIS aerial map/site visit	0	n/a	0

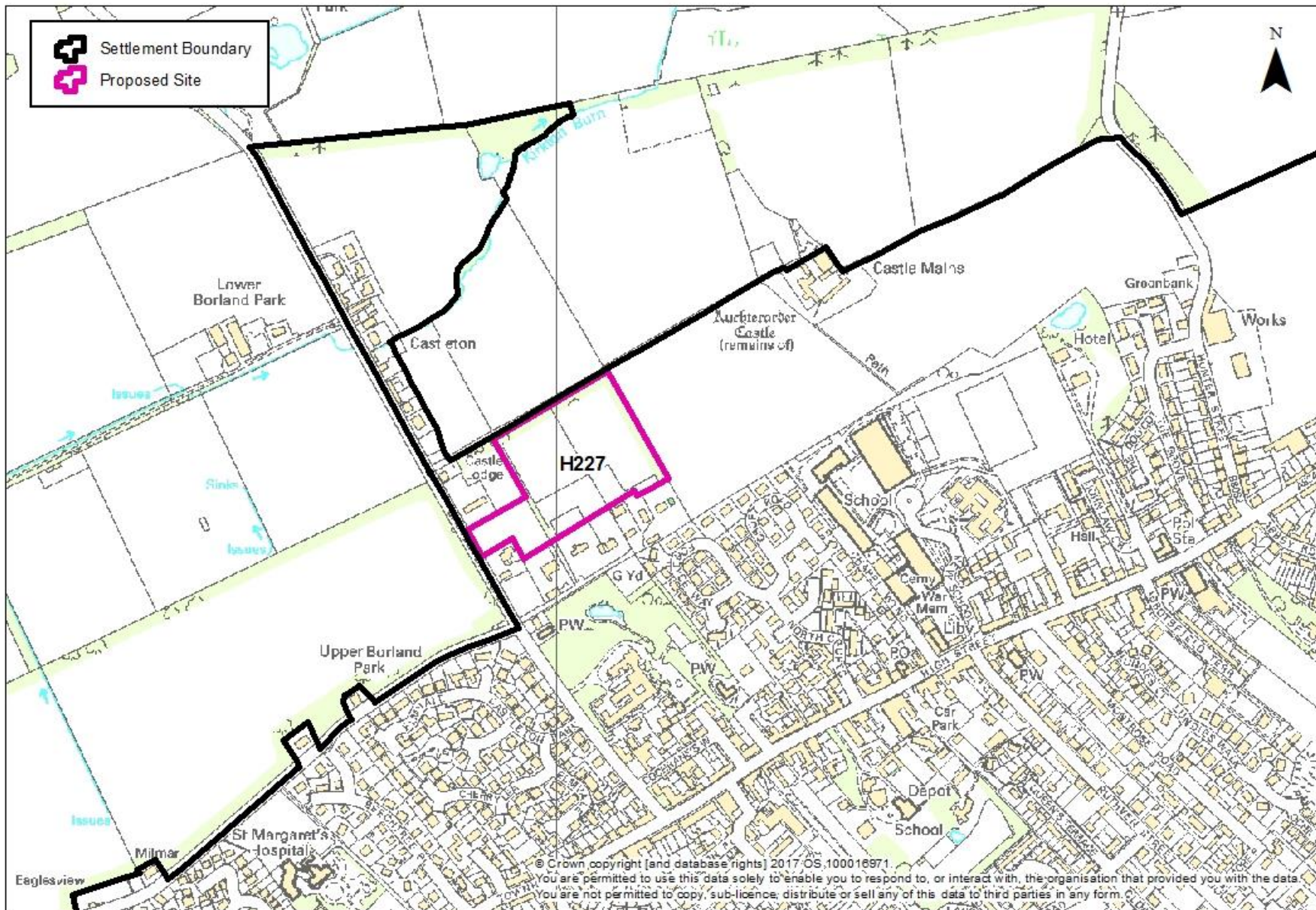
Landscape Designated sites

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA or RSA, and is not part of any local landscape designation There is no nearby wild land	GIS layers for NSA, and SLA	0	n/a	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is not within the settlement boundary but is immediately adjacent to it. Its landscape impact was previously considered.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of landscaping proposals to enhance the site's setting	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt is designated in the settlement	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	The nearest recycling centre is at Townhead and the proposed development of this site would not have an adverse impact on it.	GIS layer for waste management sites	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
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	No waste management proposals	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The site is nearly entirely covered by an area of archaeological interest. A small area of which is Scheduled at the south west corner	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	The site owner acknowledges the presence of archaeological features at the site and suggests the potential of leaving these as open space if appropriate		0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing to the south and farmland to the north. These would be compatible with the proposed use.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The owners assert that the site is free from known constraints	Check CFS form	0	n/a	0

Site Name: Auchterarder 2	Source of site suggestion: All landowners/interested parties identified/aware?	Land owners	Site History/Previous planning applications, existing local plan policies and proposals: Most of the site is already covered by an in principle planning consent for housing (15/00063/IPL) and the remainder of the site is white land inside the settlement boundary
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H227	Outside or adjacent to a settlement boundary? Inside the settlement boundary	
OS Grid Ref: 294015 713116	Site Size (ha): 3.2 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.). Site has a small road frontage and opens out into
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use: housing	Officer Comments The site is inside the settlement boundary and planning permission already exists across most of the site for housing	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no water courses on the site</p> <p>Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone The site is not in a drainage hot spot</p> <p>There are no boggy or wetland areas on the site</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	Application of environmental protection policy on the water environment and drainage, which ensures that there is no deterioration of water body status	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	There is no flood risk identified at the site	Check all the GIS Layers for flood risk	0	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for	0

	Site assessment question (click on links embedded in the text 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				development at risk of flooding; and proposals that increase flood risk elsewhere	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site is not part of an SAC or SPA</p> <p>It is not part of an SSSI or NNR</p> <p>There are some trees and hedges on the site as it is divided into gardens and paddock areas. These should be kept where practicable.</p> <p>There are no protected species</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/NNR/TPO/protected species</p> <p>Loch Leven Catchment</p> <p>Lunan Valley catchment</p> <p>River Tay Catchment</p>	-	<p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Retain mature trees where possible</p>	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	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 contains trees and hedges that are good for habitat connectivity. The site is on the periphery of the settlement.	GIS aerial map/OS map/site visit	-	<p>Retain trees.</p> <p>Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape</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
						schemes, habitat creation, wildlife corridor creation along paths	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	The proposed development of the site would lead to increased vehicle trips that would have an adverse impact on air quality in the area, however this would be unlikely to lead to the designation of a new AQMA		n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)		Auchterarder Primary School There are no community facilities proposed	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	The site functions more as private garden ground and paddock area for the surrounding houses. None of it is maintained as open space There is a core path (AUCH160/2) along the site's west and north boundary	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment	Population	No employment uses proposed	Check CFS form	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	land/opportunities?						
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The option is on greenfield land, but the land is associated with existing houses, either as garden ground or paddock land	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site. There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.1 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The site owners assert that the site will be delivered within the LDP timeframe. Planning permission in principle already exists for part of the site.	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is relatively open and can take advantage of a favourable solar aspect	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or	Material assets and	The site is within the settlement boundary and can be accessed		0	Application of transport and accessibility policy, that	0

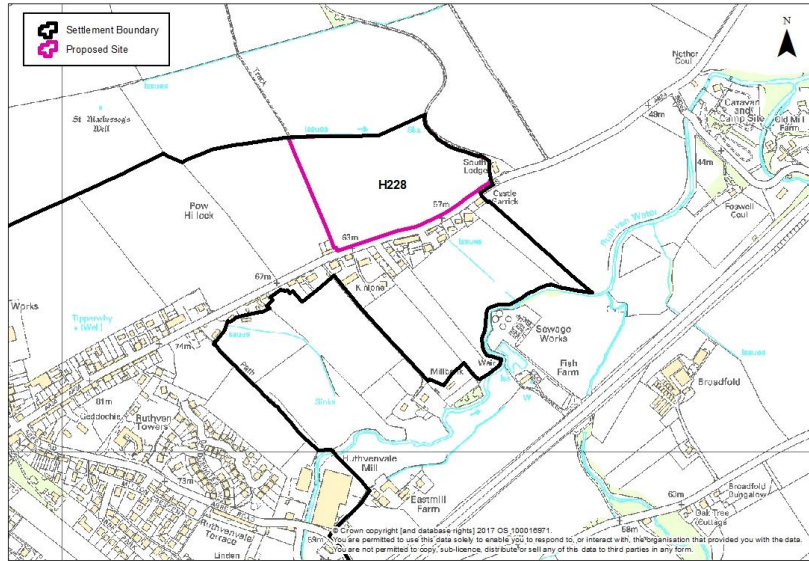
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	opportunities - Road network capable of accommodating traffic generated?	climatic factors?	directly from Castleton Road			requires consideration of the impact of the proposal on the transport network	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is within the settlement boundary and the town centre is within walking distance. There are bus stops on the adjacent Castleton Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car	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	None	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	None	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	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	Not within a NSA or SLA.	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 within the settlement boundary and there is a strong tree belt, which is a landscape feature that should be retained.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	-	Natural screening could be provided as part of landscaping proposals to enhance the site's setting	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt in the settlement	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	The nearest waste management facility is at Townhead and the proposed development of this site would have no impact on its operation	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	None proposed	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	There are archaeological features in the area but none identified on the proposed site.	GIS layers Listed building, Scheduled	0	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled	0

	Site assessment question (click on links embedded in the text 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		Monuments and protects areas of known archaeological interest and their setting	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The land to the south and east is already housing and the proposed use would be compatible	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0	n/a	0

Site Name: Auchterarder 3	Source of site suggestion: All landowners/interested parties identified/aware?	Land owner	Site History/Previous planning applications, existing local plan policies and proposals: Site is already allocated for development under the Auchterarder Development Framework for employment uses and this proposal is for housing instead
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H228	Outside or adjacent to a settlement boundary? Inside the settlement boundary	
OS Grid Ref: 295687 713575	Site Size (ha): 4 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is relatively open with south facing slopes.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): in agricultural use but allocated for employment uses	Proposed Use: housing	Officer Comments The site is already within the settlement boundary and allocated for employment uses. This proposal suggests housing would also be 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
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses on the site Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone	Check on OS map GIS Landuse layer Waste water drainage	0	Application of environmental protection policy on the water environment and drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			The site is not in a waste water drainage hotspot There are no wetland or boggy areas on the site	hotspots Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is a relatively small area at the north eastern corner of the site that is identified as at low risk of surface water flooding.	Check all the GIS Layers for flood risk	0	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The proposed change of use to housing would have no impact on biodiversity, flora and fauna interests	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species	-	Evaluation and mitigation of potential impact on biodiversity interest. Retain mature trees where possible	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Loch Leven Catchment Lunan Valley catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		The proposed change of use to housing would have no impact on geodiversity interests	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The proposed change of use to housing would have no impact on habitat connectivity or wildlife corridors	GIS aerial map/OS map/site visit	0	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	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 the designation of a new Air Quality Management Area	Air	The proposed change of use to housing would have an impact on air quality but would not lead to the designation of a new AQMA	GIS Layers	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The proposed change of use to housing would have an impact on local community facilities The Auchterarder Primary 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	The site is in agricultural use and none of it functions as open space. The proposed change of use to housing would have limited impact on accessibility to open space in the settlement. Core Path AUCH/165/3 runs to the south of the site's boundary	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	An alternative employment site has been allocated in the LDP (E25) to be brought forward instead of this site.	Check CFS form	0	The alternative site can be delivered earlier and has less landscape impact. This will have a positive impact on the amount of employment land in the area	+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The proposed change of use to housing would be on greenfield land but it is already allocated for development.	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 contaminated soils issues. There is no peat rich soil on site. It is all category 0 or -2 The entire site is Land Capability for Agriculture category 3.1 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The land owner asserts that the site will be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is mainly south facing and will make good use of its solar aspect. The proposed change of use to housing would have no impact on site aspect	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site can be connected to the road network through the existing framework sites or directly to the main road to the south. The proposed change of use to housing would result in a different pattern of trip generation	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is not far from the town centre and there are bus stops on the main road to the south that connect with the town centre.	GIS layer for bus stops has a 400m buffer so you can see	-	Application of transport and accessibility policy that requires development proposals to be well served and easily	0

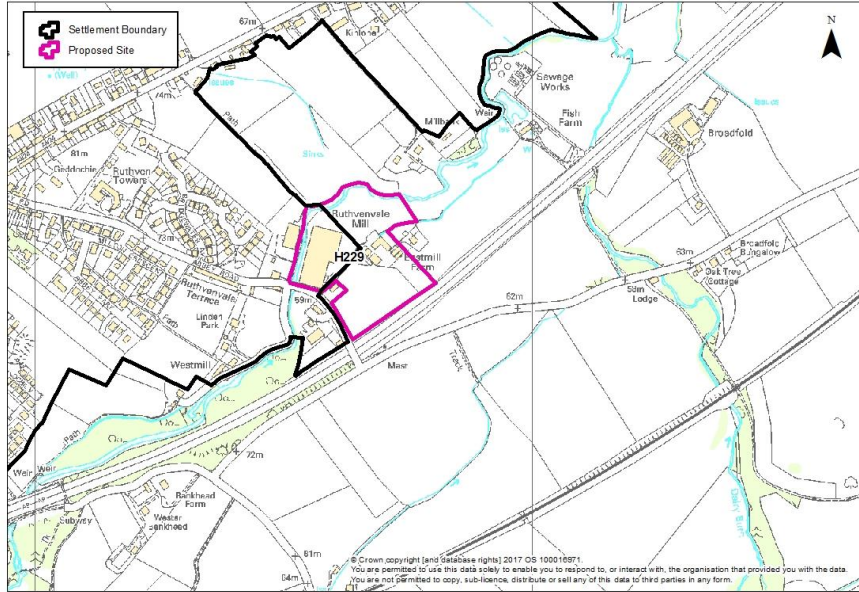
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>		accessible by all modes of transport, while reducing travel demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The site is not within any HSE consultation zone and has no other site servicing constraints. The proposed change of use to housing would have no impact on constraints	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	0	n/a	0
	Does the proposal support a designated National Planning	Material Assets	No	Check NPF3 and TAYplan	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
	Framework national priority or a site identified in the Strategic Development Plan?			SDP			
	Will the site make use of existing buildings?	Material Assets	None on site	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA or SLA. The site is not in a Local Landscape Area.	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 proposed change of use to housing could have a beneficial impact on landscape because the site is visually prominent on approach to the settlement from Aberuthven. If it were to be developed for housing instead of employment uses, the impact of the smaller buildings and the residential development pattern would have a lower impact than that of the employment uses originally proposed.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of landscaping proposals to enhance the site's setting	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt in Auchterarder	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	There are no waste management sites operating in the vicinity however there is employment land to the south (LDP site E25) that could be developed with waste management facilities in the future.	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	None	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are archaeological features at South Lodge and South Lodge Field Pit on the site. While the site owner hasn't acknowledged this in the call for sites submission, it is addressed in the previous assessments for the site. The proposed change of use to housing will not affect this.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0

	Site assessment question (click on links embedded in the text 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	None		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are currently agricultural however the land to the west is allocated for residential development.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	No	Check CFS form	0	n/a	0

Site Name: Auchterarder 4	Source of site suggestion: All landowners/interested parties identified/aware?	Land Owner	Site History/Previous planning applications, existing local plan policies and proposals: part of the site has been previously allocated for employment uses but is now white land. The remainder of the site has not previously been allocated for any use.
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H229	Outside or adjacent to a settlement boundary? Partly inside the settlement boundary and partly outwith	
OS Grid Ref: 295649 712901	Site Size (ha): 6	Within a TAYplan preferred Settlement, if so which settlement tier? Auchterarder, Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.). the site is on the periphery of the settlement and part of it is outside the settlement boundary. It is a mixture of disused former employment land and greenfield land. It is distant from the town centre, which is at the top of a steep hill.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): partly brownfield former employment land, partly greenfield undeveloped and agricultural land	Proposed Use: housing	Officer Comments the site is partly within and partly adjacent to a TAYplan tiered settlement and, subject to mitigation, part of the site could be suitable for development. The remainder of the site is not suitable for development as it is at risk of flooding.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The site includes the Ruthven Water skirting its northern boundary, and there is also record of the mill lade for West Mill, East Mill and Foswell Saw Mill passing through the centre of the site. The north eastern half of the watercourse is at surface level and is easily seen on aerial photography but the south western part is either in a culvert or has been removed.</p> <p>Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zones.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	Application of environmental protection policy on the water environment and drainage, which ensures that there is no deterioration of water body status	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	<p>Flood risk assessment submitted.</p> <p>Fluvial flooding from the Ruthven Water is the most prominent risk for any development at the site. Modelling recommends raised FFLs and profiling of ground levels to route water around and away from</p>	Check all the GIS Layers for flood risk	-	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			buildings. Updated flood data shows a significant part of the site is at medium risk of flooding, especially a belt along the course of the Ruthven Water and at the eastern part of the site.			flood risk elsewhere	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site contains tree belts and watercourses that likely provide habitat. The site is on the periphery of the settlement. There are no TPOs and no protected species noted in the area.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of natural environment policies on conservation; forestry, woodland and trees; and biodiversity	+
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will habitat connectivity or	Bio flora and	The site contains mature tree belts	GIS aerial	-	Application of natural	+

	Site assessment question (click on links embedded in the text 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 be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	fauna	and watercourses that likely currently provide habitat	map/OS map/site visit		environment policies on conservation; forestry, woodland and trees; and biodiversity	
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	The proposed development will lead to increased vehicle trips, which will have a negative impact on air quality, but there are no AQMA issues		-	Application of environmental protection policy on Air Quality	-
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)		No community facilities are proposed, however it would bring increased population, that could help support existing facilities in the town Auchterarder primary school, education contribution likely	GIS Layers for school catchments	-	Application of infrastructure contributions policy	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	There is a core path skirting the north and west of the site, which is maintained by PKC as open space.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space	0	Application of community facilities, sport and recreation policy to mitigate impact on core path and maintained open space	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				allocations			
	Will the proposal create/reduce employment land/opportunities?	Population	Part of the site is identified as employment land, which would be lost should the site be developed for housing.	Check CFS form	-	Application of economic development policy on employment and mixed use areas to ensure that an adequate employment land supply is maintained in the town	+
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The entire site has been previously developed and is therefore brownfield, but over time, part of it has the appearance of a greenfield site.	GIS aerial map/site visit	0	n/a	0
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	None identified, but there could be issues given its historic industrial use. No carbon rich soils present on the site. The whole site is Land Capability for Agriculture category 3.2 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	Application of environmental resources policy on prime agricultural land; and environmental protection policies on contaminated land	+
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The site owner asserts that the site is deliverable	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the	Climatic	The site is generally level and	Check CFS form, aerial	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	site protected from prevailing winds?	factors	benefits from some shelter	map and possibly site visit			
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors	There is good access to the local road network and the site is accessed directly from Abbey Road		+	Application of transport and accessibility policy	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Although the site is not within walking distance of the town centre, there are bus stops within easy walking distance at Abbey Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	0	Application of transport and accessibility policy	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	The site is not within a HSE the consultation	GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer Check the health and safety	0	Application of environmental protection policy on health and safety consultation zones	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	It is proposed to demolish existing buildings at the site. None will be kept	GIS aerial map/site visit	-	n/a	-
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape	The site is not part of any NSA. It is near to the Ochil Hills SLA and will be visible from it. However it will be seen in the context of the existing built form of the town	GIS layers for NSA, and SLA	0	Application of environmental resources policy on landscape	0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that	Landscape	The proposed development of the	Check existing	-	Application of environmental	0

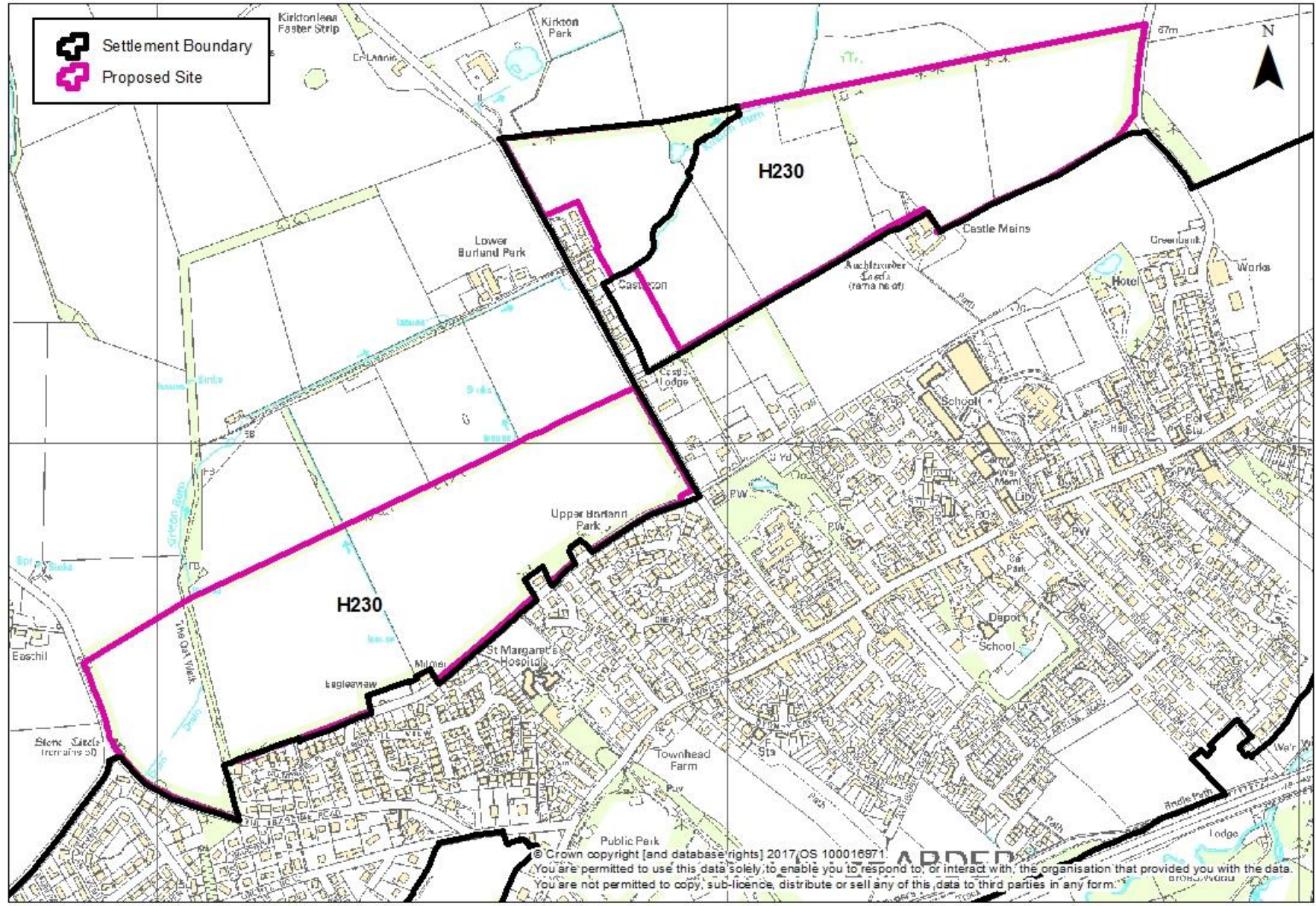
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	development does not exceed the capacity of the landscape to accommodate it? (see notes)		site would take place partly inside and partly outside the settlement boundary, between the settlement boundary and the A9 trunk road. This land is not particularly noted for its landscape value.	LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit		resources policy on landscape	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No greenbelt in the area	GIS layer greenbelt	0	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	The nearest waste management site is at Weston Road and there is no risk its operations would be compromised by the site's proposed development	GIS layer for waste management sites	0	Application of environmental protection and public safety policy on waste management infrastructure	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in	Material Assets	Housing is proposed	Check Zero Waste Plan	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	annex B of the Zero Waste Plan?						
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Although there are no Scheduled Monuments at the site, there are several archaeological features noted, as there were several former Mills in the area, including the West Mill and East Mill; Foswell Saw Mill; and Corn Mill. The Mill Lade is still present on the site	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	--	Application of historic environment policy on Scheduled Monuments and Non-Designated Archaeology	-
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None proposed		--	Application of historic environment policy on Scheduled Monuments and Non-Designated Archaeology	-

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

<p>Site Name: Auchterarder 5 (western part of the site). This site assessment is provided should only part of the site come forward for consideration.</p>	<p>Source of site suggestion: All landowners/interested parties identified/aware?</p>	<p>King Group and Muir Homes, as joint owners</p>	<p>Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered as part of the Auchterarder Expansion Framework and the Strathearn Local Plan, but was not taken forward at that time</p>
<p>Settlement: Auchterarder</p>	<p>GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H230 (west)</p>	<p>Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary</p>	
<p>OS Grid Ref: 293768 713096</p>	<p>Site Size (ha): 30</p>	<p>Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3</p>	<p>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p>
<p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): the site is in agricultural use and is undeveloped</p>	<p>Proposed Use: housing</p>	<p>Officer Comments the site is adjacent to a TAYplan tiered settlement and, subject to mitigation, could be suitable for development but there are previously-identified adverse landscape impacts for suggested sites north of the existing settlement boundary</p>	<p>The site is open and slopes gently to the north on the edge of the settlement.</p>

 Settlement Boundary
 Proposed Site



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are some watercourses crossing the site running north. Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable	Check on OS map GIS Landuse layer	0	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>zone; and the Crieff drinking water protection zone.</p> <p>The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot</p>	<p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		status	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is no risk of flooding at the site	Check all the GIS Layers for flood risk	0	Application of environmental protection and public safety policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and	Bio flora and fauna	<p>The site is not in an SAC or SPA</p> <p>It is not in an SSSI or NNR</p>	GIS layers SAC/SPA/SSSI/	-	Evaluation and mitigation of potential impact on biodiversity	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	fauna interests?		The western part of the site contains a belt of ancient woodland, part of which is also designated with a TPO. The sites are delineated by hedges with some trees. There are no protected species.	NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		interest. Retain mature trees where possible	
	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 are woodlands and watercourses on the site that should be retained	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	The proposed development of the site for housing would lead to increased vehicle trips which would		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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		have an adverse effect on the air quality locally, but which would not trigger the designation of a new AQMA				
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)		Auchterarder Primary School There are no community facilities proposed at the site.	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	The site is in agricultural use and while it is open, it does not function as open space. There are a number of core paths and asserted ROWs across the site and along its southern boundary, all of which should be protected.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed No impact on existing employment land	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The site is on greenfield land	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site. There is no peat rich soil at the site Most of the site is Land Capability for Agriculture category 3.1 (prime) although a part of the site has some category 3.2 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The agents assert that the site can be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally level, and open. Apart from existing tree belt, there is little shelter already in place at the site.	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site has Castleton Road to the east, and Easthill road to the west; and could be connected to the existing road network		0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The town centre is within walking distance and there are bus stops in the area at Castleton Road, Tullibardine Road and Townhead/Western Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel	0



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance Check distance to local services and amenities		demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	There is a gas pipeline to the north of the site but none of the site is within the health and safety consultation zone.	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	-	Application of environmental protection and public safety policy on health and safety consultation zones, which requires consultation with pipeline owner & operator (and HSE if necessary) to seek advice on appropriate development.	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a

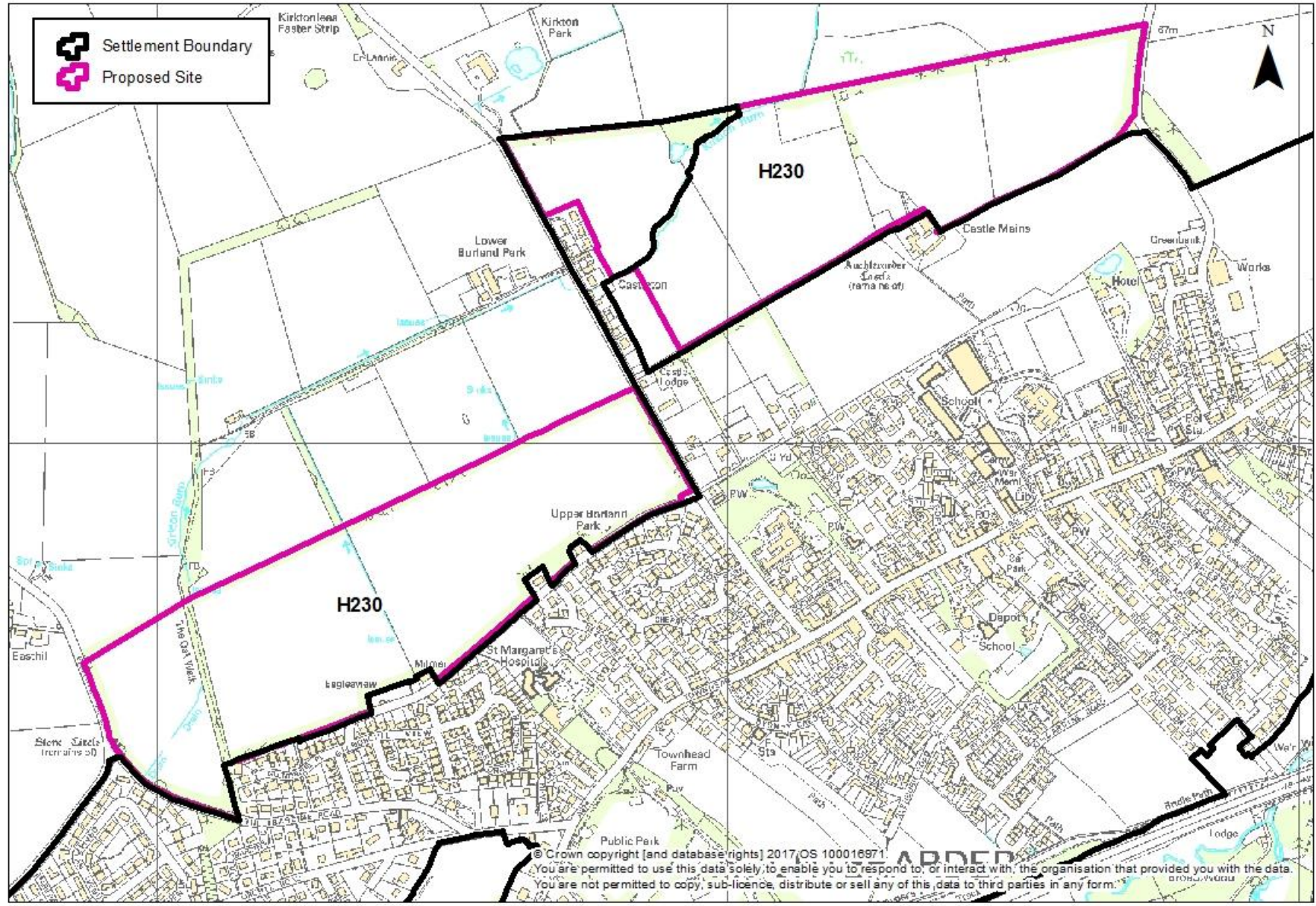
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	The nearest recycling centre is at Townhead and the proposed development of this site would not have an adverse impact on it.	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	No waste management proposals	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The site is nearly entirely covered by an area of archaeological interest. A small area of which is Scheduled at the south west corner of the site	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0

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

Site Name: Auchterarder 5 (eastern part of the site). This site assessment is provided should only part of the site come forward for consideration	Source of site suggestion: All landowners/interested parties identified/aware?	King Group and Muir Homes, as joint owners	Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered as part of the Auchterarder Expansion Framework and the Strathearn Local Plan, but was not taken forward at that time
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H230 (east)	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 293768 713096	Site Size (ha): 30	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	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): the site is in agricultural use and is undeveloped	Proposed Use: housing	Officer Comments the site is adjacent to a TAYplan tiered settlement and, subject to mitigation, could be suitable for development but there are previously-identified adverse landscape impacts for suggested sites north of the existing settlement boundary	The site is open and slopes gently to the north on the edge of the settlement.

 Settlement Boundary
 Proposed Site



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are some watercourses and a small burn (Kirkton Burn) cross the site running north. Groundwater classification is overall good. Associated with the	Check on OS map GIS Landuse layer	0	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone. The site is in agricultural use and is well drained with no boggy or marshy areas. Not in a waste water hot spot	Waste water drainage hotspots Private water supplies (risk assessed) layer		status	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is no risk of flooding at the site	Check all the GIS Layers for flood risk	0	Application of environmental protection and public safety policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and	Bio flora and fauna	The site is not in an SAC or SPA It is not in an SSSI or NNR	GIS layers SAC/SPA/SSSI/	-	Evaluation and mitigation of potential impact on biodiversity	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	fauna interests?		The sites are delineated by hedges with some trees. There are no protected species.	NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		interest. Retain mature trees where possible	
	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 are woodlands and watercourses on the site that should be retained	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached	Air	The proposed development of the site for housing would lead to increased vehicle trips which would		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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		have an adverse effect on the air quality locally, but which would not trigger the designation of a new AQMA				
Service Infrastructure						
What will be the impact on local/community facilities and infrastructure (see notes)		Auchterarder Primary School There are no community facilities proposed at the site.	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	The site is in agricultural use and while it is open, it does not function as open space. There are a number of core paths and asserted ROWs across the site and along its northern boundary, all of which should be protected.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed No impact on existing employment land	Check CFS form	0	n/a	0
Soils						
Is the option on greenfield or brownfield land?	Material Assets and Soils	The site is on greenfield land	GIS aerial map/site visit	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site. There is no peat rich soil at the site All of the site is Land Capability for Agriculture category 3.1 (prime)	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	The agents assert that the site can be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally level, and open. Apart from existing tree belt, there is little shelter already in place at the site.	Check CFS form, aerial map and possibly site visit	0	n/a	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site has Castleton Road to the west, and Hunter Street (B8062) to the east; and could be connected to the existing road network		0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The town centre is within walking distance and there are bus stops at Castleton Road	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel	0

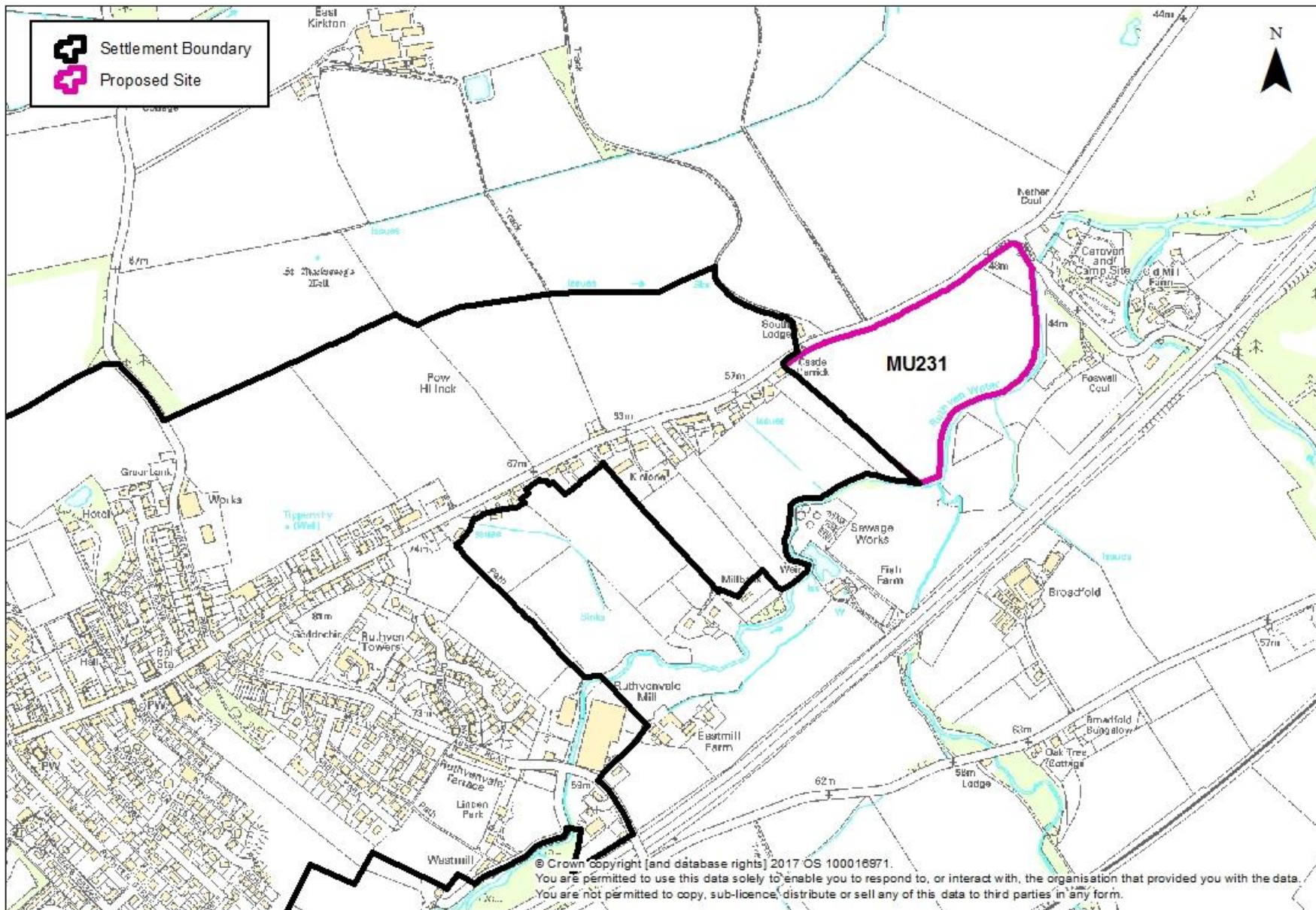
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance Check distance to local services and amenities		demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	There is a gas pipeline to the north of the site and a small part of the site is within the health and safety consultation zone. Land owner suggests the consultation zone could be accommodated.	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	-	Application of environmental protection and public safety policy on health and safety consultation zones, which requires consultation with pipeline owner & operator (and HSE if necessary) to seek advice on appropriate development.	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a



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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	The nearest recycling centre is at Townhead and the proposed development of this site would not have an adverse impact on it.	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	No waste management proposals	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are areas of archaeological interest nearby, including the site of the former Auchterarder Castle to the south of the site. A small area of which is Scheduled	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0

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

Site Name: Auchterarder 6	Source of site suggestion: All landowners/interested parties identified/aware?	Site owner I & H Brown	Site History/Previous planning applications, existing local plan policies and proposals: No previous planning history
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU231	Outside or adjacent to a settlement boundary? Outside settlement boundary	
OS Grid Ref: 296144 713549	Site Size (ha): 8.5	Within a TAYplan preferred Settlement, if so which settlement tier? Auchterarder, Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is on the periphery of the settlement and is in agricultural use. It is well screened from the main road and is physically separate from the settlement.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is currently in agricultural use	Proposed Use: Mixed Use	Officer Comments the site is adjacent to a TAYplan tiered settlement and, subject to mitigation, part of the site could be suitable for development. The remainder of the site is not suitable for development as it is at risk of flooding.	



 Settlement Boundary
 Proposed Site



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	The Ruthven Water lies immediately on the site’s southern boundary Groundwater classification is overall	Check on OS map GIS Landuse	0	Application of environmental protection and public safety policy on the water environment and drainage,	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			good. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.	layer Waste water drainage hotspots Private water supplies (risk assessed) layer		which ensures that there is no deterioration of water body status	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	A significant band of the site at its southern edge along the Ruthven Water is highlighted at risk on SEPA river flood mapping.	Check all the GIS Layers for flood risk	--	Application of environmental protection and public safety policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	-
Biodiversity, Flora and Fauna							
	To what extent will the proposal	Bio flora and	The site is in agricultural use and	GIS layers	-	Application of natural	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	affect biodiversity, flora and fauna interests?	fauna	most of it is cultivated land with little biodiversity interest. The site edges have mature trees, and there is a small area inside the northern boundary that contains a tree belt and is undeveloped.	SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		environment policy on conservation; forestry, woodland and trees; and biodiversity	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		There are no local geodiversity interests	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There are mature trees along the site edge and a mature tree belt within the site. The Ruthven water runs along the site edge and these are likely to provide habitats and function as wildlife corridors. The site is on the periphery of built development and this means it is likely to contain habitats	GIS aerial map/OS map/site visit	--	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths Application of natural environment policy, which is aimed at protection and enhancement of existing, 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
						creation of new green infrastructure.	
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	The site's development would lead to an increase in vehicle trips, which would increase emissions. However there are no AQMA's that would be adversely impacted.	GIS Layer	-	n/a	-
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	The proposal is not clear whether any community facilities or infrastructure would be provided. Should housing be proposed, an education contribution would be required towards Auchterarder Primary School	GIS Layers for school catchments	0	Application of infrastructure contributions policy, which aims to mitigate any long term impacts on infrastructure provision and community facilities	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	Although undeveloped, the site is in agricultural use and does not function as open space. It is on the periphery of built development and is viewed as open countryside. Core path Auch/165/1 runs along the main road between Auchterarder and the site and could be better integrated should the site be developed	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation; and public access policies to ensure adequate open space to be provided, and integration to core path network	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	The proposal is for mixed use development and the scope for opportunity is not known	Check CFS form	0	Application of economic development policy on employment and mixed use areas; rural business and diversification; and residential development policies, which together seek to integrate opportunities for business, home working, tourism and leisure activities to housing areas	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	There are no peat rich soils at the site. The whole site is prime agricultural land: Land Capability for Agriculture category 3.1 soil	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	--	Environmental Resources policy on Prime Agricultural Land presumes against development of prime agricultural land except in very limited circumstances, there would be no effective mitigation.	--
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The site owner asserts that the site is deliverable	Check CFS form	+	n/a	+
	Site aspect – does the site make	Climatic	The site has an open aspect, it is not	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
	best use of solar gain? Is the site protected from prevailing winds?	factors	sheltered	form, aerial map and possibly site visit			
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site fronts the main road between Auchterarder and Aberuthven, although it could also be possible to access it from the B8062 to the north or the proposed roundabout for E25 to the south west.	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are bus stops in the area at Ruthven Park, which are within easy walking distance. The town centre and other local services are not within easy travel distance.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	+	Application of transport and accessibility policy	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The site is not within any HSE consultation zone	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings at the site	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA. The Ochil Hills SLA lies to the south and the site would be visible. It would appear as prominent new development in the landscape as it would not form part of an existing settlement.	GIS layers for NSA, and SLA	-	Application of environmental resources policy, which seeks to safeguard the impact of new development on the landscape	-
Non designated landscape features and key landscape interests							

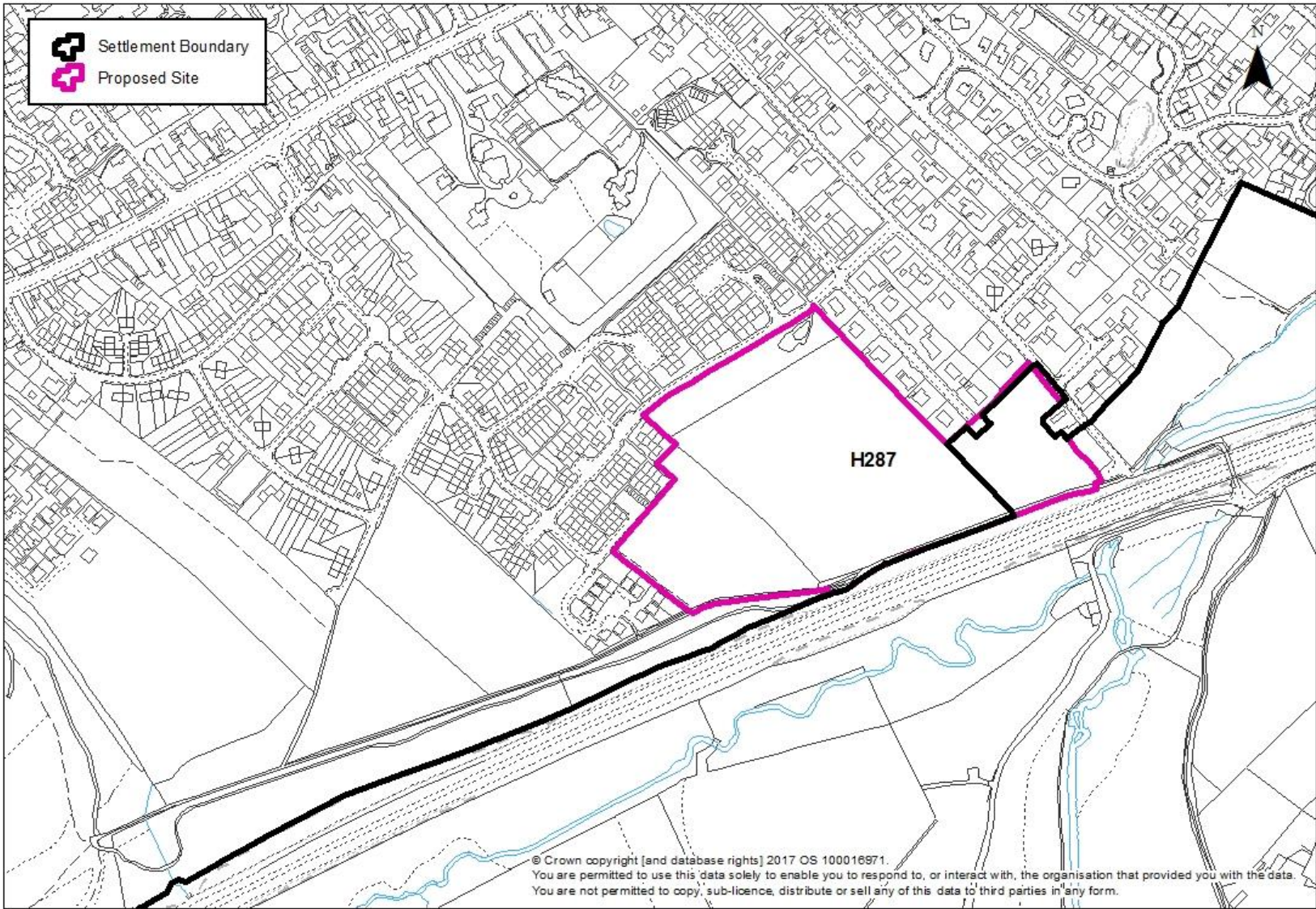
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The proposed development of the site would appear prominent in the landscape and would not form part of an existing settlement.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Application of environmental resources policy, which seeks to safeguard the impact of new development on the landscape	-
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	There is no greenbelt in the area	GIS layer greenbelt	0	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	The nearest waste management site is at Weston Road and there is no risk its operations would be compromised by the site's proposed development	GIS layer for waste management sites	0	Application of environmental protection and public safety policy on waste management infrastructure	0

	Site assessment question (click on links embedded in the text 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	No details of the proposed uses at the site are submitted at this stage	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are no Scheduled Monuments at the site. There are archaeological features at the site (Ruthvenside). The site is not near any Conservation Area, Gardens and Designed Landscapes, or Battlefield	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which seeks to protect the integrity of Scheduled and non-designated archaeology from development	-
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None proposed		0	Application of historic environment policy, which seeks to protect the integrity of Scheduled and non-designated archaeology from development	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses include agricultural land to the north; a holiday caravan park and housing to the east; and a proposed employment site to the south and west	OS map and site visit	0	Application of placemaking and economic development policies, which seek to integrate new development, including mixed use development.	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None	Check CFS form	0	n/a	0

Site Name: Auchterarder 7	Source of site suggestion: All landowners/interested parties identified/aware?	Perth and Kinross Council is land owner	Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration
Settlement: Auchterarder	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H287	Outside or adjacent to a settlement boundary? Majority inside settlement boundary but small eastern part of the site is outside but immediately adjacent to the settlement boundary	No previous planning applications
OS Grid Ref: 712422 294710 (from GIS)	Site Size (ha): 6.0 Ha (from GIS)	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 3	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open grassed area on the southern edge of the settlement with open aspects to the south, east and west. Housing areas to the west, north and south.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Northern part of the site is used as a play park, the remainder is open space without a specific use	Proposed Use: housing	Officer Comments Site is mainly inside the settlement boundary and would be suitable for housing use. The existing play park and maintained open space would need to be retained or relocated within the site, and a buffer would be required to the A9 trunk road to the south.	

Settlement Boundary
Proposed Site



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no watercourses at the site.</p> <p>Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>Not in a waste water drainage hot spot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body status	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There are nearby watercourses but updated flood data notes these present no flood risk to the site.	Check all the GIS Layers for flood risk	0	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						flood risk elsewhere	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site is not in agricultural use and there is likely to be biodiversity interest across the whole site, which is sizeable. There may be less interest in the area maintained as a play area and open space at the northern boundary.</p> <p>The site is not in an SAC, SPA. There is no SSSI or NNR on the site. There are some hedges and a few trees along field boundaries. There is a SSSI to the south at Kincardine Castle Wood</p> <p>There is an area at the south west corner of the site identified in the Native Woodland Survey of Scotland</p> <p>There are no designated TPOs or protected species on the sites, although there are many mature trees</p>	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of biodiversity policy. Evaluation and mitigation of potential impact on biodiversity interest.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text 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	The site is on the periphery of the settlement and the field boundaries likely act as wildlife corridors, together with the tree boundary along the side of the trunk road.	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation and maintenance along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Development of this site would lead to increased vehicle trips however there is no Air Quality Management Area in the town		-	Application of environmental protection policy on Air Quality	-
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)		The primary school is the Community School of Auchterarder. The site is close to the town centre and existing Community School where many community facilities are already located. No community facilities are proposed.	GIS Layers for school catchments	--	Application of policy on developer contributions for education	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity	Popl and human health or material	The site is currently undeveloped and is extensively used as open space with an internal path network,	GIS layers for core paths and rights of	0	Application of Community Facilities, Sport and Recreation policy to provide appropriate	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	and accessibility to open space or result in a loss of open space?	assets	and a maintained play area and grassed area along its northern boundary. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement. Core Path AUCH/1/6, which is also an asserted right of way, passes along the southern and western site boundaries	way and maintained open space and existing LDP for open space allocations		open space Proposal could link to existing path network	
	Will the proposal create/reduce employment land/opportunities?	Population	None is proposed	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 known contamination issues There is no peat rich soil at the site. It is all category 0 Most of the site is Land Capability for Agriculture category 3.2 (non-prime) although the north eastern tip of the site has some category 3.1 (prime) soil	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	The site is owned by Perth and	Check CFS	+	n/a	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	the LDP timeframe?	assets	Kinross Council and it is anticipated that it would come forward for development as soon as it is needed.	form			
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south and easterly facing so has a good solar aspect	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site is on the periphery of the settlement and could be served by the local road network		0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site lies at least 500 m from the town's High Street, where the majority of public services are located. But the journey to the town centre is uphill gradient. The nearest public transport is bus stops on High Street.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car	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 in an HSE consultation zone There are electricity poles crossing the eastern part of the site.	GIS layers for pylons, gas pipelines, scottish gas networks network rail	-	Avoid route of electricity poles or reroute as part of site's development	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				buffer Check the health and safety consultations at the back of the LDP (they are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	None	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the site to be reused	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape	The site is not in NSA or RSA The site is around 450 M north of the boundary of the Ochil Hills SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high	+

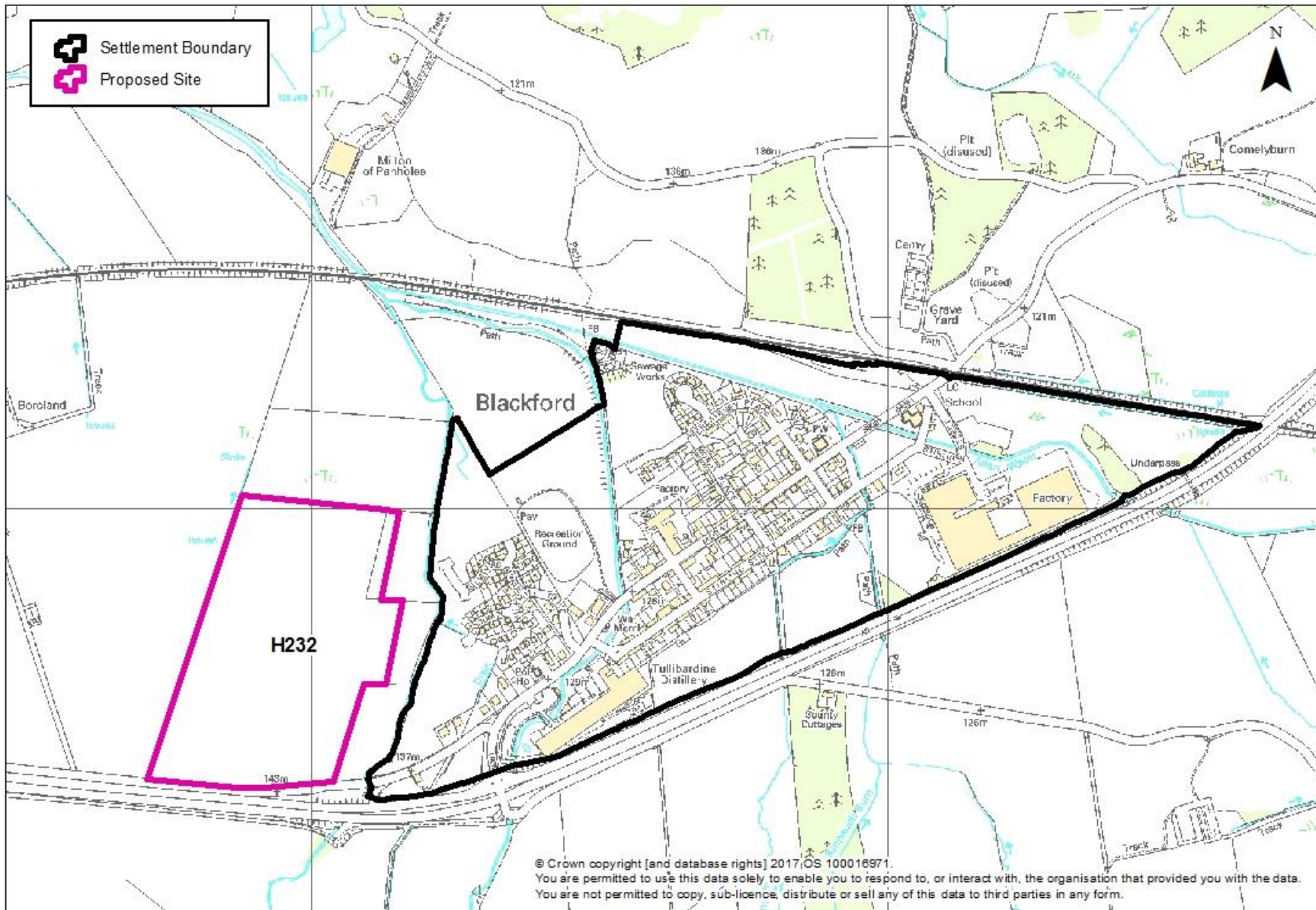
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
						standard of design in any development proposals at the settlement edge.	
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 inside the settlement boundary and there are long distance views into the site from the south	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting.	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Auchterarder	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	Auchterarder recycling centre is in a public park approximately 800 M to the west of the site and is accessed from Western Road. It offers	GIS layer for waste management sites	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
			household and commercial recycling but is closed at night therefore development would not compromise its operation.				
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Residential use is proposed No waste management activities are proposed	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)	The site is not affected by archaeological features however there is the Smith's Cottage and blacksmith's workshop to the east of the site at the south end of Ruthven Street; and archaeological features at Bankhead Farm to the south east across the A9 trunk road. There is no scheduled archaeology in the nearby area although there is potential for undiscovered archaeological assets in the area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0

	Site assessment question (click on links embedded in the text 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	None proposed		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing to the east, west and north, while the A9 trunk road lies immediately to the south. There are agricultural fields and woodland further to the south.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None	Check CFS form	0	n/a	0

Site Name: Blackford 1	Source of site suggestion: Call for sites, Blackford Farms Ltd All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Not considered previously
Settlement: Blackford	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Blackford 1 Proposed Plan Ref: H232	Outside or adjacent to a settlement boundary? Outside Blackford settlement boundary	
OS Grid Ref: 288949 708761	Site Size (ha): 15 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield, undeveloped. Used for crops/pasture	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. The site is not suitable for housing. It is remote from and disconnected from the settlement. It would be highly visible from the A9 immediately to the south and would potentially suffer insurmountable noise pollution at its periphery.	Site is relatively flat. Neighbouring fields are in agricultural use and there is housing to the east. The A9 trunk road lies to the south across a local road. The site is open with occasional perimeter tree planting.

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There is a small burn running along the west perimeter of the site, and the Ogilvie Burn runs parallel but a short distance from the site's eastern boundary. The OS map also notes a small pond is partly in and partly out of the site at its north eastern corner.</p> <p>Groundwater classification is overall good. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Allan Water Valley drinking water protection zone.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	-	<p>Application of environmental protection and public safety policy on the water environment and drainage; including no culverting, and restoration of watercourses that have been previously diverted.</p> <p>Development should be set back from watercourses</p> <p>Application of environmental protection and public safety policies to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p>	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	The site is not at flood risk however there is extensive flood risk in the area from the Burn of Ogilvie and other small watercourses draining to	Check all the GIS Layers for flood risk	-	Application of environmental protection and public safety policy on new development and flooding to minimise flood risk	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		Health	the Allan Water.				
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>Within 1 Km of the South Tayside Goose Roosts SPA, SSSI and RSPB Important Bird Area</p> <p>Protected species European Otters are noted on the site and additionally Swifts and Red Squirrel in the area.</p> <p>Not in the Loch Leven, Lunan Valley nor River Tay catchments</p>	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Application of biodiversity policy Assessment and mitigation of any potential impacts on the South Tayside Goose Roosts SPA. 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	The site has peripheral planting and tree groups, and the Ogilvie Burn outside the site but running parallel to it also provides habitat	GIS aerial map/OS map/site visit	-	Application of natural environment policy on forestry, woodland and trees 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
	greater connectivity?		connectivity			enhance any impacts; retaining woodland; and ensuring development is well set back from watercourses	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layer	0	n/a	0
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at catchment primary (Blackford Primary at 110%)	GIS Layers for school catchments	--	Application of infrastructure contributions policy for education contribution	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	The site is relatively open however it does not function or operate as public open space. There is a core path running to the south of the site along the route of the old A9 road as it approaches and passes through the village	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed. 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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The majority of the site is Land Capability for Agriculture category 3.2 soil, apart from at the north east corner, which is 4.2 (all non-prime)	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The site is controlled by a single owner and its effectiveness is asserted	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 relatively flat and has an open aspect. While not particularly well sheltered, it would benefit from a high solar gain.	Check CFS form, aerial map and possibly site visit	0	Siting and design of buildings to take account of solar orientation.	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Site would be accessed from old A9 road to the south	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is almost entirely outwith the 400m distance to the nearest bus stops. Blackford has limited shops and services, the nearest being Auchterarder some 4 miles north east.	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	-	Application of transport and accessibility policy that requires development proposals to be easily accessible by public transport	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	<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</p>	0	n/a	0

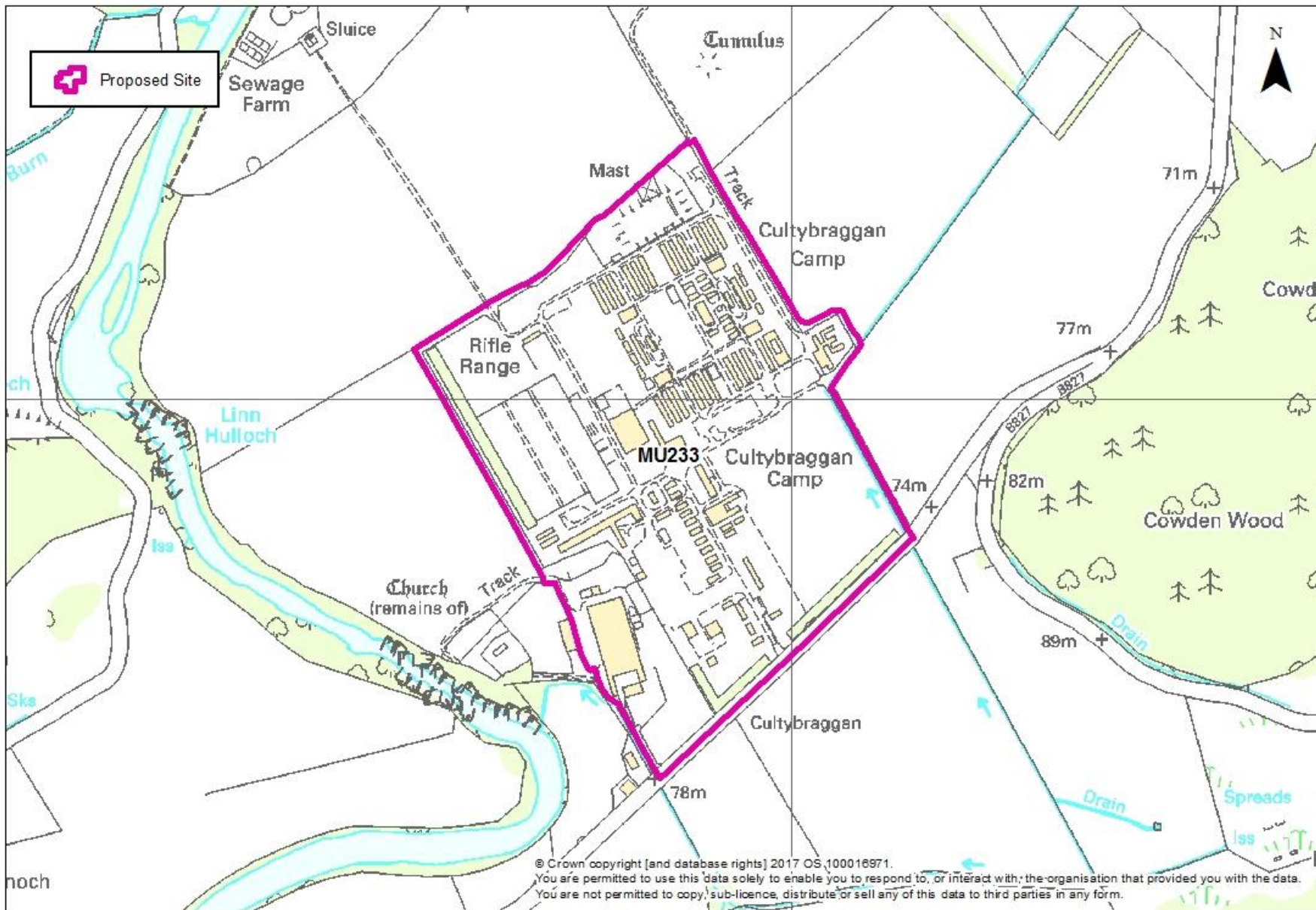
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings at the site	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	No designations on site itself. The site is immediately adjacent to the Ochil Hills SLA, across the A9 trunk road to the south. Part of the perimeter planting at the site is included in the National Woodland 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	The site is prominent and easily visible from the A9 trunk road, the approach to the village, and from the surrounding countryside. It is outside	Check existing LDP GIS layer wild	-	Application of environmental resources policy on landscape to ensure that development is compatible with the landscape	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			the settlement boundary and is visibly detached from it.	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)	There are isolated archaeological features in the area (Barley Mill, Mill of Ogilvie, Distillery, Brewery, ropeworks and identified trees) but none on or next to the site.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	Application of historic environment policies so 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	The neighbouring uses are agricultural on three sides, with housing across the Ogilvie Burn to the east. The A9 trunk road runs along the southern boundary	OS map and site visit	--	Application of environmental protection and public safety policy to limit light pollution and noise pollution from the trunk road	0
	Are there any known constraints to development e.g. ownership,	Material	None known	Check CFS	0	n/a	0

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

Site Name: Comrie 1	Source of site suggestion: All landowners/interested parties identified/aware?	Site has been suggested by owner	Site History/Previous planning applications, existing local plan policies and proposals: Former MOD site originally constructed as WW2 POW camp, later used as training camp, contains numerous Nissen Huts and a large underground nuclear bunker. Site has been decommissioned and was the subject of a community buy-out in 2007. Currently allocated with a settlement boundary for employment uses.
Settlement: Cultybraggan Camp	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU233	Outside or adjacent to a settlement boundary? Inside Cultybraggan Camp settlement boundary	
OS Grid Ref: 276882 719948	Site Size (ha): 16	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is generally flat, and apart from two houses and a church there are no neighbouring uses.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Parts of the site have been brought back into beneficial use and parts of the site await refurbishment	Proposed Use: mixed use	Officer Comments The site is suitable for the proposed ongoing use and it is allocated in the Adopted LDP with a settlement boundary for employment uses.	



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The Water of Ruchill runs along the site's west and north boundary; and there is a small burn passing the south east corner of the site.</p> <p>The site is not in a waste water drainage hotspot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	-	Application of environmental protection and public safety policy on the water environment and drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>The site is level but drained.</p> <p>Groundwater classification is overall good with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Killin, Aberfeldy and Angus Glens drinking water protection zone.</p>	<p>hotspots</p> <p>Private water supplies (risk assessed) layer</p>			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The site itself is greatly affected by low probability flood risk (SEPA 2015). In addition, the northern and western part of the site is adjacent to land that is affected by medium probability of river flooding.	Check all the GIS Layers for flood risk	-	<p>Application of environmental protection and public safety policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere.</p> <p>There is an existing flood protection scheme downstream at Dalginross constructed in the 1960s that has been identified as in need of improvement. No protection is offered to 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
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site is in active use. It is not in an SAC or SPA. Nor is it in an SSSI, NNR. There are no designated TPOs on site and no woodlands or known protected species. Red Squirrel is noted in the locality</p> <p>Not in Loch Leven or Lunan Valley catchments.</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>	-	Evaluation and mitigation of potential impact on biodiversity interest.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	<p>There are some trees on the northern and western boundary along the burn.</p> <p>There is a large woodland area to the south and east of the site that would benefit from corridor linkages to the site</p>	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+

	Site assessment question (click on links embedded in the text 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 Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS layer	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Comrie primary school would have spare capacity Expansion of proposed uses could include community facilities	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	Part of the site functions as open space. There is a core path (CMRI/1) that passes along the site boundaries to the west and north, beside the Water of Ruchill	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	Expansion of existing employment range of uses is proposed	Check CFS form	+	Application of economic development policy on employment and mixed use areas to support new 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
						existing businesses at the site	
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The option is on brownfield land	GIS aerial map/site visit	+	n/a	+
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The owner asserts that the site would be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing and would have a favourable solar aspect	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Existing access available	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal 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
	generated?					transport network	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is located outside the village of Comrie, which has a good range of services. There are no facilities at the site. There is no public transport serving the site.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	0	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car. Access road would need to be delivered to the satisfaction of the Council as Roads Authority	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The site is not in a HSE consultation zone	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

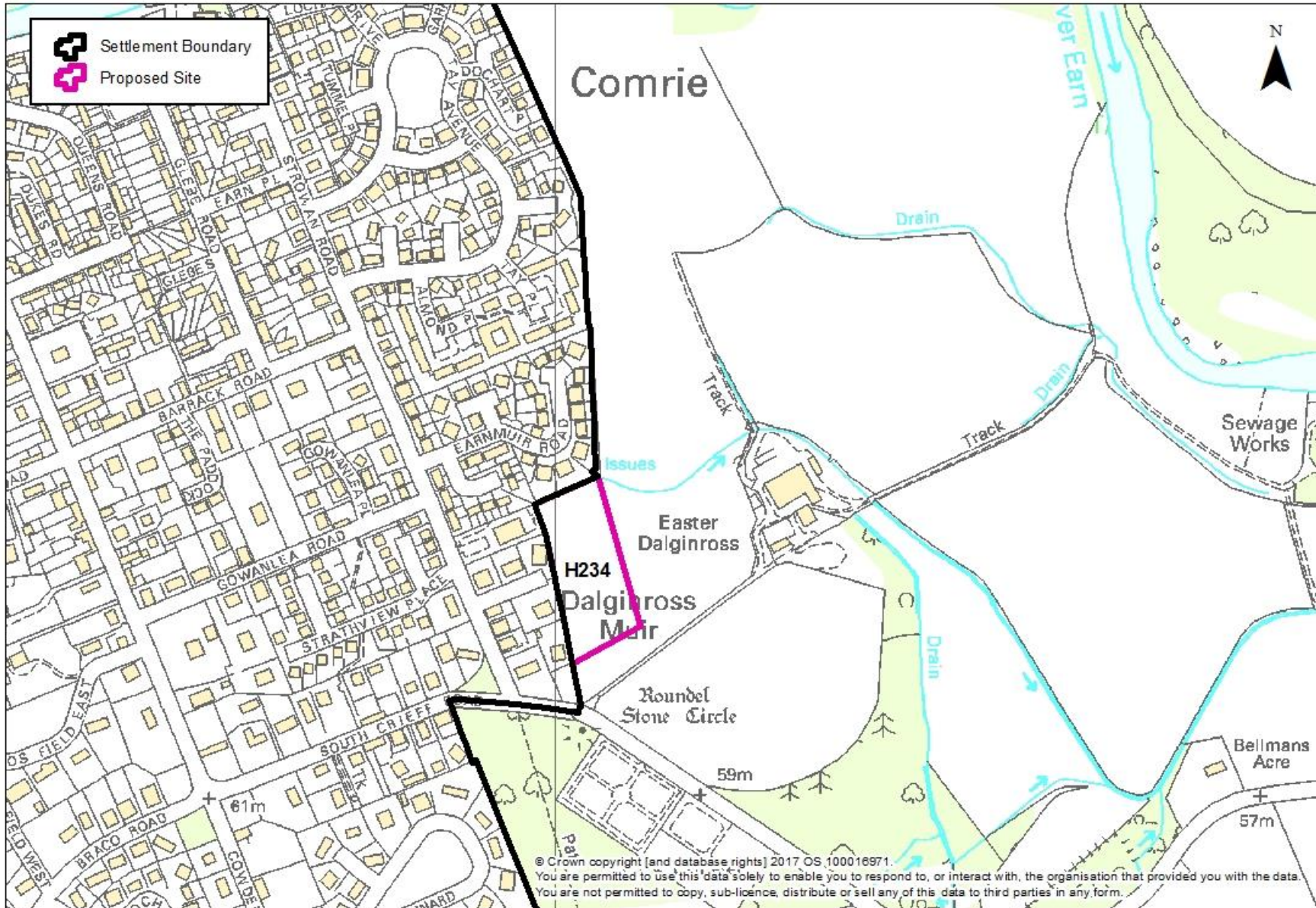
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are several buildings on site, some of which are Cat A listed, and which would be renovated and refurbished for reuse.	GIS aerial map/site visit	+	Application of historic environment policy on listed buildings to enable buildings to remain in active use	+
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA. It lies across the Water of Ruchill from the River Earn NSA It is part of the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy on landscape to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed	Landscape	The site is clearly outwith the settlement of Comrie and there are	Check existing LDP	-	Natural screening could be provided as part of 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
	the capacity of the landscape to accommodate it? (see notes)		long distance views into the site from the east and the south	GIS layer wild land Check the landscape impact using capacity study if one is available Site visit		landscaping proposals to enhance the site's setting	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Comrie	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	There is a recycling centre at the site but it would not be compromised by the proposed development of this site	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Mixed uses including employment are proposed.	Check Zero Waste Plan	+	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)	The site itself is noted for archaeological significance in connection with its former use as a POW camp. There are many isolated archaeology features in the area at Tullichettle Old Parish Church, and to the north of the site, including a Roman Camp, which is a Scheduled Monument. The site lies immediately south of the Aberuchill Castle Garden & Designed landscape	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policies that seek to protect areas or sites of known archaeological interest and their settings.	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	As part of the mix of uses suggested, there would be an opportunity to enhance and improve access to the historic environment by sympathetically enhancing the existing visitor centre and other interpretive facilities at the site.		+	n/a	+
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The site has no neighbouring development.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership,	Material	None asserted	Check CFS	0	n/a	0

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

Site Name: Comrie 2	Source of site suggestion: All landowners/interested parties identified/aware?	Site has been suggested by owner	Site History/Previous planning applications, existing local plan policies and proposals: None.
Settlement: Comrie	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H234	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary	
OS Grid Ref: 278031 721421	Site Size (ha): 11	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open aspect farm land on south east side of settlement. Adjacent to existing housing land on western boundary
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is in agricultural use and is undeveloped	Proposed Use: housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	



 Settlement Boundary
 Proposed Site

Comrie



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There is a small burn at the scrub area at the site's north east corner. The site is not in a waste water	Check on OS map GIS Landuse	-	Application of environmental protection and public safety policy on the water environment and drainage,	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>drainage hotspot</p> <p>There are no wetlands or boggy areas on the site although it is in agricultural use.</p> <p>Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Killin, Aberfeldy and Angus Glens drinking water protection zone.</p>	<p>layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		which ensures that there is no deterioration of water body status	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The site itself is affected by low probability flood risk (SEPA 2015). In addition, the northern part of the site is adjacent to land that is affected by medium probability of river flooding.	Check all the GIS Layers for flood risk	-	<p>Application of environmental protection and public safety policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere.</p> <p>There is an existing flood protection scheme at Dalginross constructed in the 1960s that has been identified as in need</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
						of improvement. In the meantime a number of short term measures have been proposed to mitigate flood risk from the Water of Ruchill to the Dalginross area.	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is in active agricultural use. It is not in an SAC or SPA. Nor is it in an SSSI, NNR. There are no designated TPOs on site and no woodlands or known protected species. Red Squirrels noted south west of the site at Polinard Not in Loch Leven or Lunan Valley catchments.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	-	Evaluation and mitigation of potential impact on biodiversity interest.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in	Bio flora and fauna	There is a little hedgerow planting along the site’s west boundary, and some trees on the northern	GIS aerial map/OS	-	Measures to enhance biodiversity could be implemented such as use 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
	habitat fragmentation or greater connectivity?		boundary along the burn. There is a large woodland area to the south and east of the site that would benefit from corridor linkages to the site	map/site visit		locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layer	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Comrie primary school would have spare capacity No new community facilities are proposed	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	The site is not used or protected as open space. There is a core path (CMRI/147) that passes to the south of the site along South Crieff Road	GIS layers for core paths and rights of way and maintained open space and existing LDP for open	0	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				space allocations			
	Will the proposal create/reduce employment land/opportunities?	Population	None	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	The option is on greenfield land	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The owner asserts that the site would be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing and would have a favourable solar aspect	Check CFS form, aerial map and possibly 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
	<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	The owner asserts that access may be taken from Strowan Road, although it has no frontage to the public road at that location.	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is located on the periphery of the village, which has a good range of services. The medical centre on the adjacent site to the west has a bus stop	<p>GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>	0	<p>Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car.</p> <p>Access road would need to be delivered to the satisfaction of the Council as Roads Authority</p>	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	The site is not in a HSE consultation zone	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they</p>	n/a	n/a	n/a

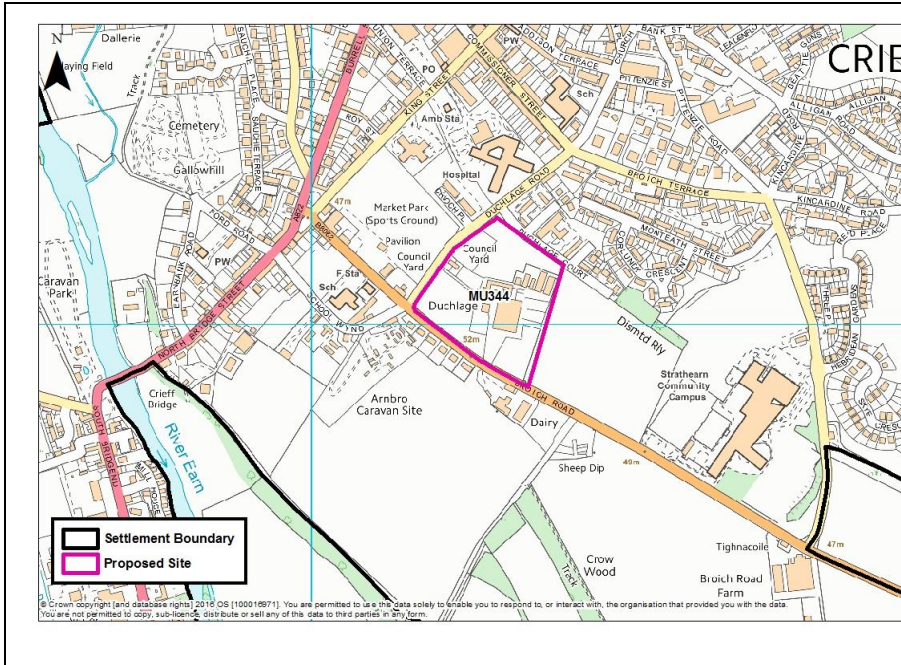
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	None	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the site/	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?	Landscape	The site is not in an NSA. It is part of the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy on landscape to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
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	The site is outwith the settlement boundary and there are long distance views into the site from the east and the south	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Comrie	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	There are no nearby waste management sites that could be compromised by the proposed development of this site	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in	Material Assets	Housing use is proposed. There is no employment land in the vicinity that would be adversely affected	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)	There are isolated archaeology features in the area at Strowan Road south of the medical centre, and a Scheduled Monument nearby at the north western corner of the cemetery; but none at the site itself. There are no Garden & Designed landscapes in the area	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	n/a	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None		0	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
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The site has housing development to the west. On the east and south is open farmland.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None asserted	Check CFS form	0	n/a	0

<p>Site Name: Crieff 1 and E27 mixed use proposal (MU334)</p>	<p>Source of site suggestion: All landowners/interested parties identified/aware?</p>	<p>Tesco Stores Ltd on behalf of Santon Group Developments (owner); and adopted Local Development Plan (E27)</p>	<p>Site History/Previous planning applications, existing local plan policies and proposals:</p>
<p>Settlement: Crieff</p>	<p>GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: MU334</p>	<p>Outside or adjacent to a settlement boundary? Inside settlement boundary</p>	<p>Identified for retail use by the Duchlage Farm Area Development Brief (2006).</p> <p>Crieff 1 allocated as existing retail use in Adopted LDP; planning permission originally granted Jul 2011 for a supermarket (08/01955/FLM); non-material variation granted Dec 2015 to split the approved building into two units; and planning permission granted May 2016 to reconfigure the two-unit scheme (16/00349/FLL).</p> <p>E27 allocated for employment use in Adopted LDP; in principle planning permission granted for retail use (15/01354/IPL)</p>
<p>OS Grid Ref: 286300 721100</p>	<p>Site Size (ha): 4</p>	<p>Within a TAYplan preferred Settlement, if so which settlement tier? Crieff, Tier 2</p>	<p>Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).</p>
<p>Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Farmland</p>	<p>Proposed Use: Mixed use allocation with retail; and housing or employment uses</p>	<p>Officer Comments</p> <p>Original planning consent for retail use (08/01955/FLM) has been commenced as a result of the demolition of buildings. New planning permission(s) (16/00349/FLL, 15/01354/IPL) have not yet been commenced.</p>	<p>Site is agricultural sloping south facing. Prominent with main frontage to Duchlage Road and Broich Road. Neighbouring uses are primary school on land to the east and large mixed use site to the south. Market Park sports ground lies across Duchlage Road to the west; housing and health centre/hospital to north</p>



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No watercourses on site</p> <p>Groundwater classification is overall good with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>No wetlands on site.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	0	Application of environmental protection policy (water environment and drainage), which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Not in a wastewater drainage hotspot.	supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water	Sewer crosses the southern part of the site	GIS Layer for existing network	0	n/a	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	Limited site area at risk from surface water flooding	Check all the GIS Layers for flood risk	0	Application of environmental protection policies and supplementary guidance, which presume against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Not near SAC, SPA Not near SSSI, NNR No designated TPOs, hedges or woodlands. No protected species. Not in Loch Leven, Lunan Valley or River Tay catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site boundaries may be used for connectivity but the majority of the site is in agricultural use	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Likely to generate vehicle trips adversely affecting the Crieff AQMA	GIS layer	-	Application of environmental protection policy (air quality) that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs	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)	Popl and human health or material assets	None – no change to population Proposal could introduce new community facilities to the town	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 core paths or other access networks would be affected. Not used or identified as open space. The site is not generally accessible by the public. Possible benefit in connecting the site to links to the town centre and neighbouring areas	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	+	Application of community facility policy (open space) to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	Already allocated for proposed use therefore no change	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield – in built up area	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	None There is no peat rich soil at the site. It is all categorised as 0 or -2 Most of the site is categorised as built-up area in terms of the Land Capability for Agriculture although part of the south eastern edge along	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural	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
			Broich Road has some category 3.2 soil (non-prime)	land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Marketing campaign can evidence interest from retailers	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 aspect slopes gently south and the main façade of the proposed building would be orientated to face south	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Road network improvements likely to be necessary. New junction to Broich Road	Check CFS form, aerial map and site visit	-	Application of transport and accessibility policy	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Within walking distance of Crieff town centre. Bus service will serve proposed use	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	+	n/a	+
	Is the site within a Health and Safety Consultation Zone or any	Material Assets and	Not in an HSE consultation zone.	GIS layers for pylons, gas	0	n/a	0

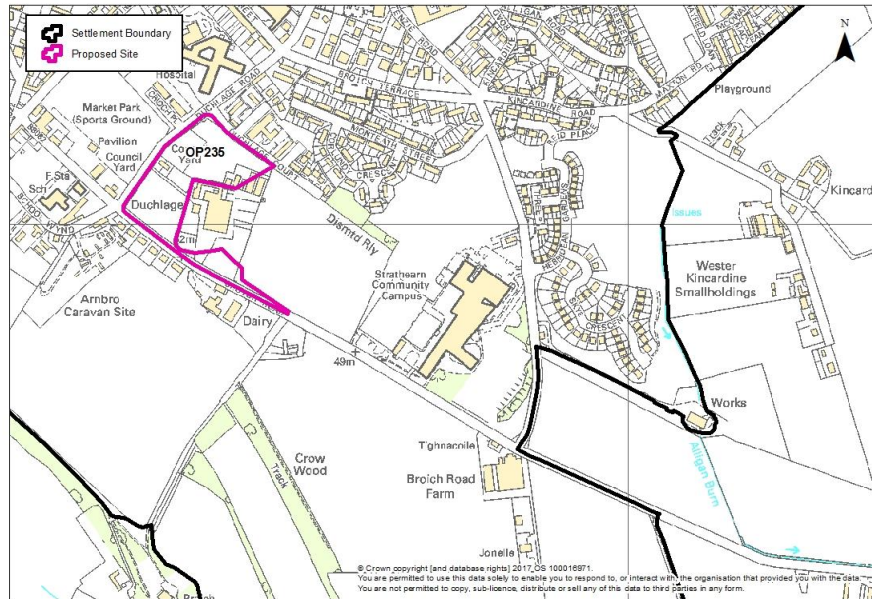
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Population and Human Health	Some underground drainage assets	<p>pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	No, the site will be cleared prior to development	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected –	Landscape	No landscape designations, the site is	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
	including NSAs and local landscape designations?		within the settlement built envelope	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 site is in the settlement boundary and although not currently developed, it will be viewed in the context of other built development along Broich Road	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	n/a	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in the settlement	GIS layer greenbelt	0	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Yes, the North Forr waste management site operates nearby however the proposed use at this site would not adversely affect its operation	GIS layer for waste management sites	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
	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	Retail and housing use is proposed	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is archaeology identified and scheduled in the area but none on site. The site's previous use was as farmland. Duchlage Farmhouse and steading buildings (B listed)	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy Developer requirements to secure a new use for the listed farm and steading buildings	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	Any development proposed at this site will be designed not to compromise the setting of listed buildings (Duchlage Farm) on the adjacent site to the east		0	Application of historic environment policy	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site the east is primary school, site to the north is housing	OS map and site visit	0	Use of appropriate planning conditions to mitigate impact on neighbouring school and housing	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None, site is currently being marketed	Check CFS form	n/a	n/a	n/a

Site Name: Crieff 1	Source of site suggestion: All landowners/interested parties identified/aware?	Tesco Stores Ltd on behalf of Santon Group Developments (owner)	Site History/Previous planning applications, existing local plan policies and proposals: Identified for retail use by the Duchlage Farm Area Development Brief (2006). Allocated as existing retail use in Adopted LDP Planning permission originally granted Jul 2011 for a supermarket (08/01955/FLM). Non-material variation granted Dec 2015 to split the approved building into two units. New planning permission granted May 2016 to reconfigure the two-unit scheme (16/00349/FLL).
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: OP235	Outside or adjacent to a settlement boundary? Inside settlement boundary	
OS Grid Ref: 286300 721100	Site Size (ha): 2.9	Within a TAYplan preferred Settlement, if so which settlement tier? Crieff, Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Site is agricultural sloping south facing. Prominent with main frontage to Duchlage Road and Broich Road. Neighbouring uses are proposed employment land to the east and large mixed use site to the south. Market Park sports ground lies across Duchlage Road to the west; housing and health centre/hospital to north
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Farmland	Proposed Use: Maintain retail allocation	Officer Comments Original planning consent for retail use (08/01955/FLM) has been commenced as a result of the demolition of buildings. New planning permission (16/00349/FLL) has not yet been commenced.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>No watercourses on site</p> <p>Groundwater classification is overall good with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>No wetlands on site.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water</p>	0	Application of environmental protection policy (water environment and drainage), which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Not in a wastewater drainage hotspot.	supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water	Sewer crosses the southern part of the site	GIS Layer for existing network	0	n/a	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	Limited site area at risk from surface water flooding	Check all the GIS Layers for flood risk	0	Application of environmental protection policies and supplementary guidance, which presume against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Not near SAC, SPA Not near SSSI, NNR No designated TPOs, hedges or woodlands. No protected species. Not in Loch Leven, Lunan Valley or River Tay catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site boundaries may be used for connectivity but the majority of the site is in agricultural use	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Likely to generate vehicle trips adversely affecting the Crieff AQMA	GIS layer	-	Application of environmental protection policy (air quality) that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs	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)	Popl and human health or material assets	None – no change to population Proposal could introduce new community facilities to the town	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 core paths or other access networks would be affected. Not used or identified as open space. The site is not generally accessible by the public. Possible benefit in connecting the site to links to the town centre and neighbouring areas	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	+	Application of community facility policy (open space) to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	Already allocated for proposed use therefore no change	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield – in built up area	GIS aerial map/site visit	-	n/a	-
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	None There is no peat rich soil at the site. It is all categorised as 0 or -2 Most of the site is categorised as built-up area in terms of the Land Capability for Agriculture although part of the south eastern edge along	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural	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
			Broich Road has some category 3.2 soil (non-prime)	land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Marketing campaign can evidence interest from retailers	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 aspect slopes gently south and the main façade of the proposed building would be orientated to face south	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Road network improvements likely to be necessary. New junction to Broich Road	Check CFS form, aerial map and site visit	-	Application of transport and accessibility policy	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Within walking distance of Crieff town centre. Bus service will serve proposed use	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	+	n/a	+
	Is the site within a Health and Safety Consultation Zone or any	Material Assets and	Not in an HSE consultation zone.	GIS layers for pylons, gas	0	n/a	0

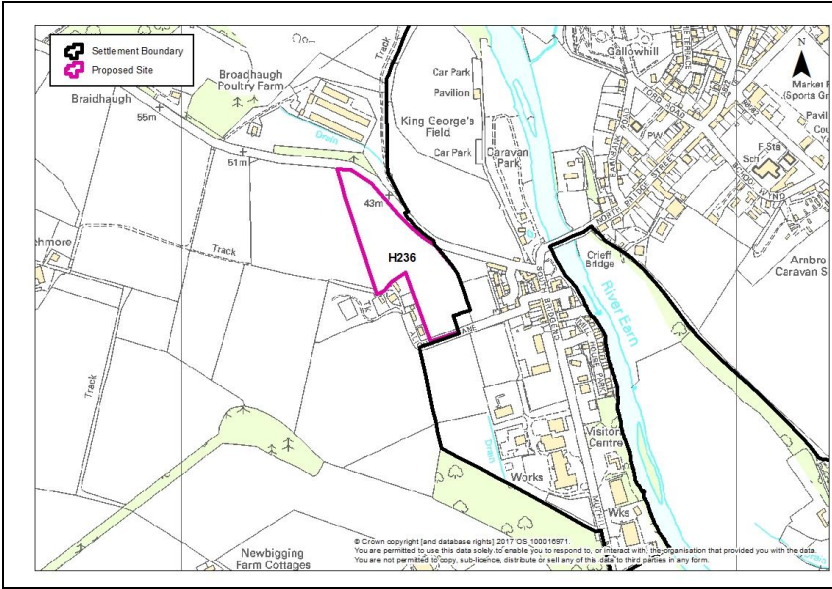
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Population and Human Health	Some underground drainage assets	<p>pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	0	n/a	0
	Will the site make use of existing buildings?	Material Assets	No, the site will be cleared prior to development	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected –	Landscape	No landscape designations, the site is	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
	including NSAs and local landscape designations?		within the settlement built envelope	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 site is in the settlement boundary and although not currently developed, it will be viewed in the context of other built development along Broich Road	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	n/a	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in the settlement	GIS layer greenbelt	0	n/a	0
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Yes, the North Forr waste management site operates nearby however the proposed use at this site would not adversely affect its operation	GIS layer for waste management sites	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
	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	Retail use is proposed	Check Zero Waste Plan	0	n/a	0
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is archaeology identified and scheduled in the area but none on site. The site's previous use was as farmland.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	Application of historic environment policy	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	Any development proposed at this site will be designed not to compromise the setting of listed buildings (Duchlage Farm) on the adjacent site to the east		0	Application of historic environment policy	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	Site the east is in agricultural use (Duchlage Farm), but it is also allocated for employment use. Planning permission recently granted for retail use (15/01354/IPL)	OS map and site visit	0	Use of appropriate planning conditions to mitigate impact on neighbouring housing	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None, site is currently being marketed	Check CFS form	n/a	n/a	n/a

Site Name: Crieff 2	Source of site suggestion: All landowners/interested parties identified/aware?	Drummond Estates, site owner	Site History/Previous planning applications, existing local plan policies and proposals: None
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H236	Outside or adjacent to a settlement boundary? Outside settlement boundary	
OS Grid Ref: 285400 720883	Site Size (ha): 2.7	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). gently sloping site on the western periphery of the settlement. Adjacent to poultry houses
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): undeveloped farmland - grazing	Proposed Use: housing	Officer Comments the site is adjacent to a TAYplan tiered settlement and, subject to mitigation, could be suitable for development but it is relatively remote from the town centre and there are previously-identified adverse impacts on the chicken farm to the north	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no watercourses on the site and no wetland or boggy areas.</p> <p>Groundwater classification is overall good with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>Not in a waste water hotspot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed)</p>	0	Application of environmental protection (water environment and drainage), which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				layer			
	Can the option connect to the public foul sewer?	Water	On periphery of settlement so public foul sewer should be nearby	GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Lies outside the historic river extents and outside all SEPA flood risk layers	Check all the GIS Layers for flood risk	0	Application of environmental protection policy (new development and flooding) and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Not in SAC or SPA. Not in SSSI and not a NNR. No protected trees, TPOs or woodlands No protected species identified. Not in River Tay catchment	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No geodiversity interest	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 beyond the built edge of the settlement and is open in character. Tree belt to south of site	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Development of this site would result in increased vehicle trips that would have an adverse effect on the Crieff AQMA	GIS layer	-	Application of environmental protection policy (air quality) that does not permit proposals that would adversely affect air quality in or adjacent to AQMAs	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	New primary school in Crieff would have capacity.	GIS Layers for school catchments	0	n/a	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	Site is not protected as open space but it is adjacent to a core path (CRIF/54/1), which is also an asserted ROW	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facility policy (open space retention and provision) to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	Not applicable – the proposal is for housing	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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for	GIS Layers for carbon richness (which shows whether there is peatland),	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
			Agriculture category 3.2 soil (non-prime)	and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	Land owner asserts that it will	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	It is south easterly facing so has an advantageous solar aspect	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is a known road bottleneck in the vicinity at Crieff Bridge, which is the only convenient route between the site and the town centre	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are no nearby services but the town centre is accessible by bus	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car. Within 400m of bus stops at Braidhaugh Caravan Park	0

	Site assessment question (click on links embedded in the text 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 in a HSE consultation zone. 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 map and on site visit	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	No existing buildings on site	GIS aerial map/site visit	0	n/a	0

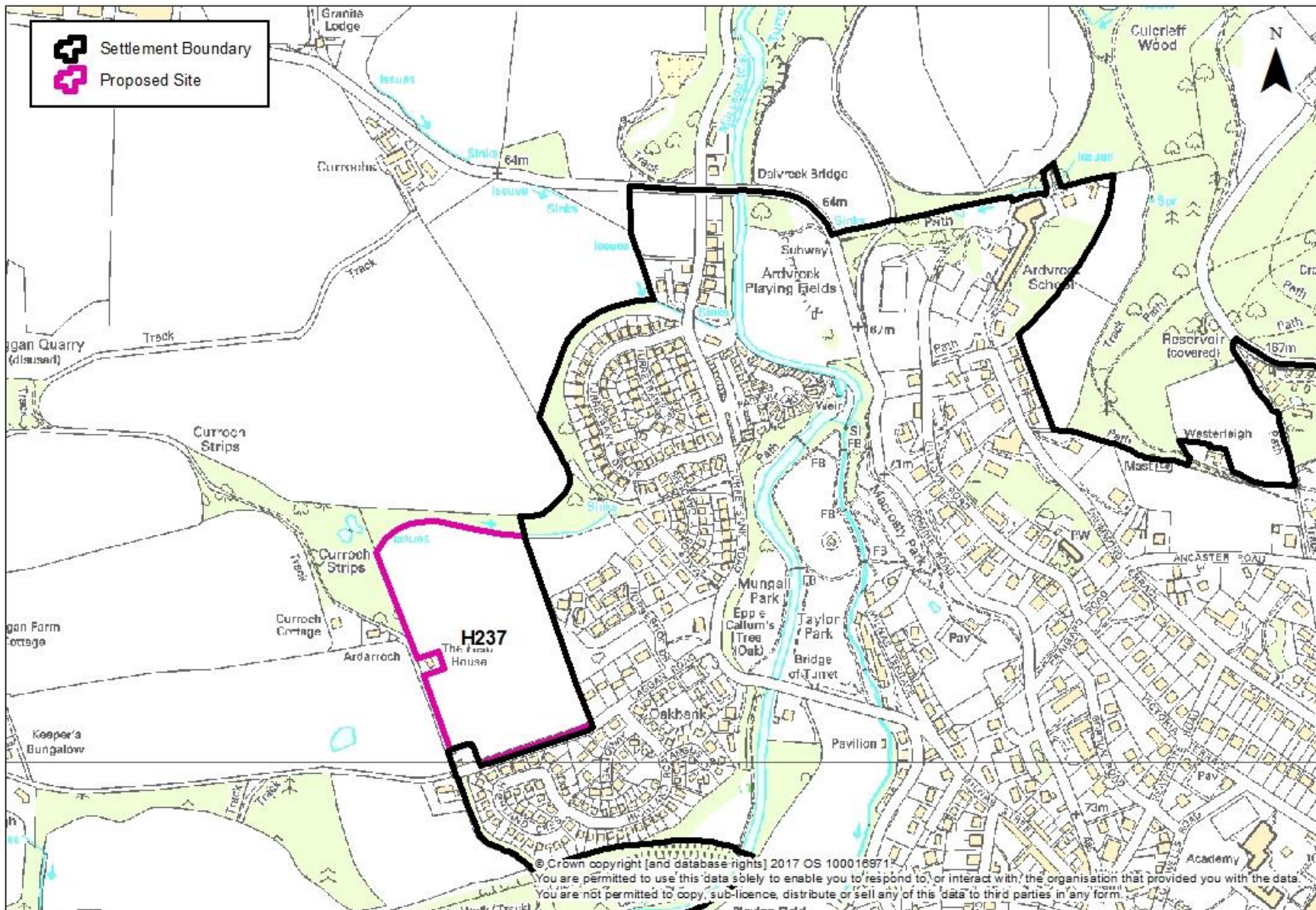
Landscape Designated sites

	Site assessment question (click on links embedded in the text 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 affected by NSA designation. The site forms part of the Upper Strathearn SLA Site is immediately to the north of the Drummond Castle garden and designed landscape	GIS layers for NSA, and SLA	-	Application of environmental resources policy (landscape) to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site is outside the settlement boundary and is relatively open. Its location is near to the designated Drummond Castle Garden & Designed Landscape. There is no wild land nearby	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting	+
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material	No green belt designated in Crieff	GIS layer greenbelt	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		assets					
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Not in the vicinity of a current waste management site but there is employment land adjacent to the south that could be suitable.	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Proposal is for housing use.	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is no archaeology in the area and nothing scheduled nearby Site is immediately to the north of the Drummond Castle garden and designed landscape	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Neutral		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The site is adjacent to Broadhaugh poultry farm to the north which would not be compatible with housing. And housing development could ultimately have an adverse impact on the viability of the chicken farm	OS map and site visit	-	A cordon sanitaire could be applied to mitigate adverse impact	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None	Check CFS form	0	n/a	0

Site Name: Crieff 3	Source of site suggestion: All landowners/interested parties identified/aware?	Suggested by land owner	Site History/Previous planning applications, existing local plan policies and proposals: previously included in Proposed Plan but removed after LDP examination due to inadequacy of evidence in respect of local road network capacity. A site analysis report has been submitted to accompany this proposal
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H237	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary	
OS Grid Ref: 285300 722100	Site Size (ha): 6.4	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.). Site is open and south facing with boundary planting. There are two existing cottages at the site's south west and west boundaries.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc.): in agricultural use, undeveloped	Proposed Use: housing	Officer Comments: site cannot be reconsidered for development until concerns about local road network capacity have been addressed	



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No watercourses on site. There is a small watercourse to the north of the site and two ponds to the north west but they are not identified as a flood risks Groundwater classification is overall	Check on OS map GIS Landuse layer Waste water	0	Application of environmental protection policy (water environment and drainage), which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>good with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>No wetlands or boggy areas</p> <p>Not in a waste water drainage hot spot</p>	<p>drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		Undeveloped buffer strip adjacent to the watercourse	
	Can the option connect to the public foul sewer?	Water	The site is on the edge of the settlement and foul sewer is assumed nearby	GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	There is low risk of some surface water flooding at the lower part of the site. Less than approx. 10% of the site would be affected	Check all the GIS Layers for flood risk	-	Application of environmental protection policy (new development and flooding) and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Site is in agricultural use and there are no SACs, SPAs, SSSIs NNRs or non-designated protected features. The site is bounded to the north and west by a tree belt that is on the	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	-	<p>Evaluation and mitigation of potential impact on biodiversity interest.</p> <p>Retain mature trees where</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
			Ancient Woodland inventory (Curroch Strips)	d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		possible	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The field edges provide important wildlife corridor	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to	Air	The proposed use is housing, which would result in an increased number of vehicle trips that would have an adverse impact on the Crieff AQMA	GIS layers	-	Application of environmental protection policy (air quality) that does not permit proposals that would adversely affect air	0

	Site assessment question (click on links embedded in the text 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)					quality in or adjacent to AQMAs	
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Crieff primary school would have capacity. No local or community facilities are proposed as part of the development	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	The site has a core path along its south (CRIF/52/1) and west (CRIF/56/1) boundary; and an asserted ROW (24/6). The site is has housing development on two sides but is relatively open. None of it is protected as open space	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities policy (open space retention and provision) to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	Not applicable	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	There is no contamination issue at the site	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	There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	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	The site owner asserts that the site is capable of being developed within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing, and has a good open solar 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 was previously removed from consideration due to inadequate evidence in respect of the capacity of the local road network. This does not preclude its further consideration.	Check CFS form, aerial map and site visit	-	Application of transport and accessibility policy that requires consideration of the impact of the proposal on the transport network	+
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are nearby bus stops at Laggan Road	GIS layer for bus stops has a 400m buffer so you can see	-	Application of transport and accessibility policy that requires development proposals to be well served and easily	0

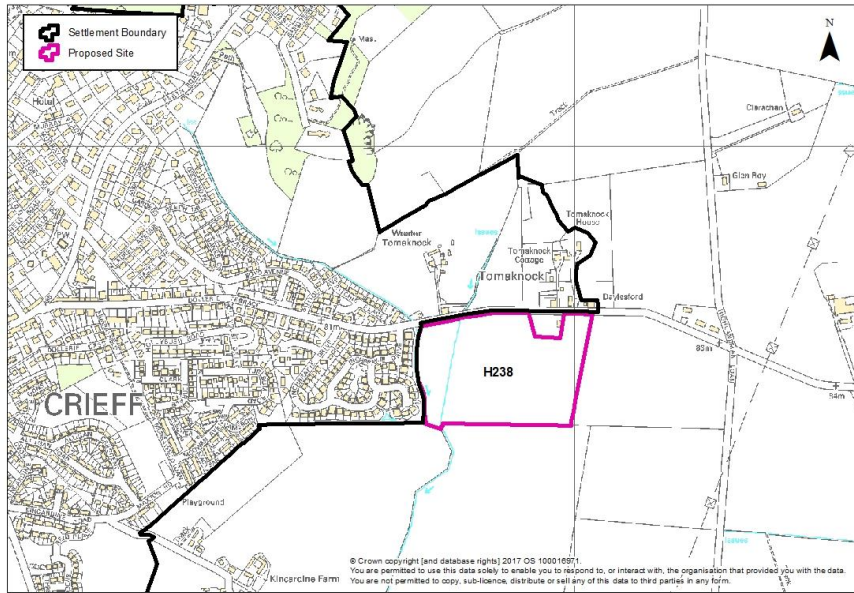
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>		accessible by all modes of transport, while reducing travel demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	Not in a HSE consultation zone. No other constraints	<p>GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	0	n/a	0
	Does the proposal support a designated National Planning	Material Assets	None	Check NPF3 and TAYplan	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
	Framework national priority or a site identified in the Strategic Development Plan?			SDP			
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the 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	Not part of an NSA. The site is in the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy to conserve and enhance the diversity and quality of the area’s landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
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	Landscape character assessment was prepared on behalf of the site owner in 2011 and has been submitted for consideration.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available	-	Application of environmental resources policy to conserve and enhance the diversity and quality of the area’s landscapes, and Supplementary Guidance – in particular ensuring a high standard of design in any development proposals at the settlement edge. Provide a well-designed development of high 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
				Site visit		housing with appropriate landscaping that would be appropriate for the area.	
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designation in Crieff	GIS layer greenbelt	n/a	n/a	n/a
Material assets							
	Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	No	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	There is no allocated employment land nearby that is or would be likely to be used for waste management	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	There are nearby archaeological features to the east of the site (Oakbank and Macrosty Park) The site is relatively high up in the landscape and there are views into the site from the south. At present the site appears distinct and	GIS layers Listed building, Scheduled Monuments, Conservation Areas,	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological	0

	Site assessment question (click on links embedded in the text 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)	enclosed.	Gardens and Designed Landscape, Battlefields, Archaeology Site visit		interest and their setting	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The nearby uses are housing to the east and south, with open fields to the north and west.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The owner asserts that the site is unconstrained.	Check CFS form	0	n/a	0

Site Name: Crieff 4	Source of site suggestion: All landowners/interested parties identified/aware?	Site has been suggested by owner	Site History/Previous planning applications, existing local plan policies and proposals: Site has been previously suggested for development but not taken forward for consideration
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H238	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary	
OS Grid Ref: 287837 721512	Site Size (ha): 7	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Open aspect farm land with views into the site on all sides
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is in agricultural use and is undeveloped	Proposed Use: housing	Officer Comments the site is adjacent to the settlement boundary of a tiered TAYplan settlement however much of the land is prime agricultural land; and adverse landscape impact cannot be avoided, and therefore development should be avoided.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are watercourses (small burns) crossing the site from north to south. The site is not in a waste water drainage hotspot	Check on OS map GIS Landuse layer	-	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>There are no wetlands or boggy areas on the site although it is in agricultural use.</p> <p>Groundwater classification is overall good with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p>	<p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		status	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Parts of the site (less than 10%) are affected by high probability surface water flood risk. The owner is aware and suggests watercourse management measures would remove flood risk	Check all the GIS Layers for flood risk	-	Application of environmental protection policy on new development and flooding, and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is in active agricultural use. It is not in an SAC or SPA. Nor is it in an SSSI, NNR. There are no designated TPOs on site and no woodlands or	GIS layers SAC/SPA/SSSI/NNR/	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			known protected species.	TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	There is hedgerow planting along the site's boundaries and some trees on the northern boundary.	GIS aerial map/OS map/site visit	-	Retain mature trees. Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality	Air	The site's development would lead to an increase in vehicular trips that would have an adverse impact on the	GIS Layers	-	Application of environmental protection policy on air quality management areas, which does not permit proposals that	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)		Crieff AQMA			would adversely affect air quality in or adjacent to AQMAs	
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Crieff primary school would have spare capacity No new community facilities are proposed	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	The site is not used or protected as open space and there are no core paths or ROWs near 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 community facilities policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	None	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	Material	There is no contamination issue at	GIS Layers for	-	n/a	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	land/ soils issues on the site? (see notes)	Assets and Soils	the site There is no peat rich soil at the site. It is all category 0 Most of the site is Land Capability for Agriculture category 3.1 (prime) with a very small area of category 3.2 (non-prime) soil at the north eastern part of the site	carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The owner asserts that the site would be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing and would have a favourable solar aspect	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Dollerie Terrace is immediately to the north of the site, from which access could be taken	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, which requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The town centre can be accessed by public transport and there are bus stops adjacent to and within walking distance of the site.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel	0

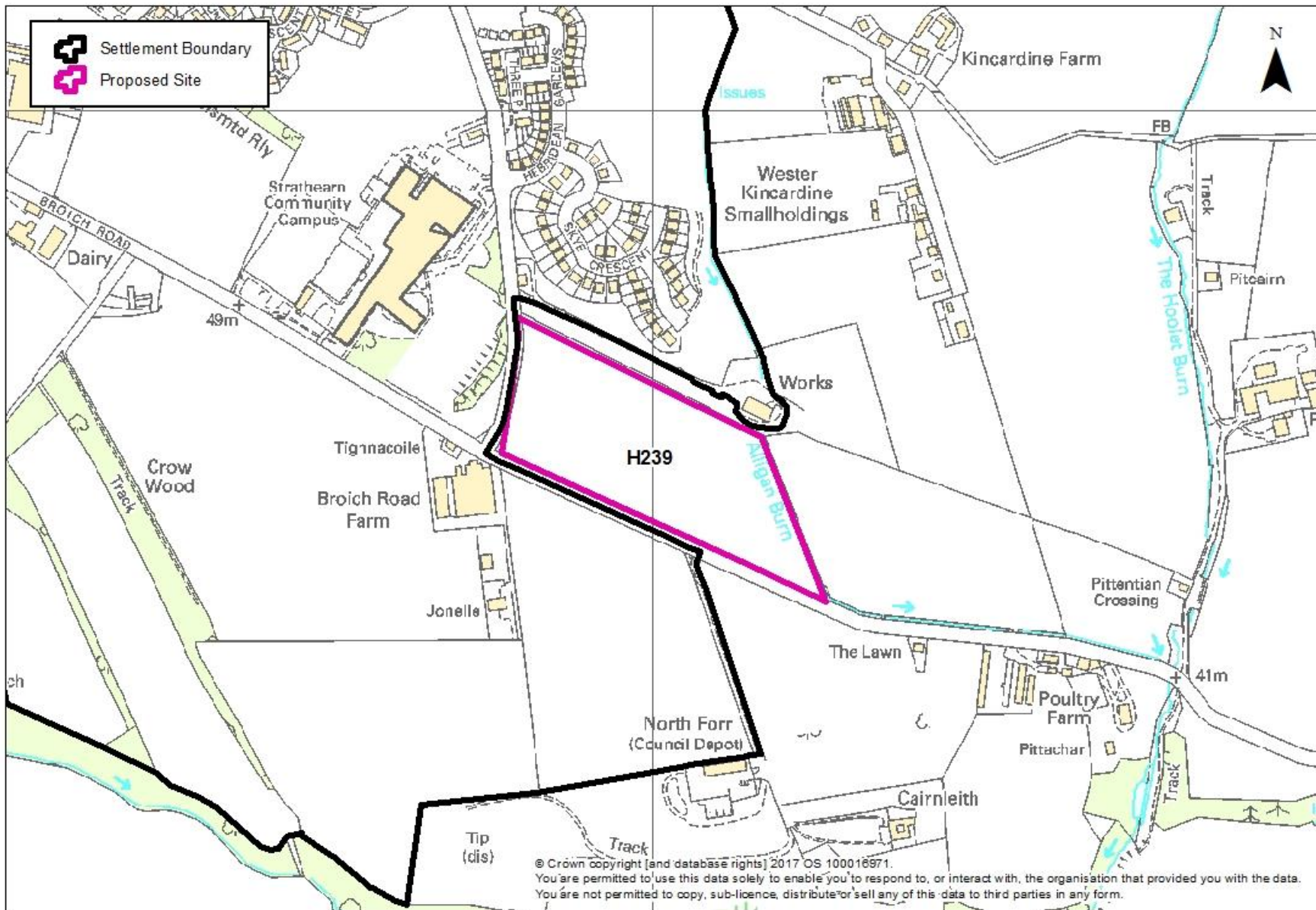
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance Check distance to local services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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the site/	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in an NSA. It is part of the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental protection policy to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance – in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
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 outwith the settlement boundary and there are long distance views into the site from the east and the south The owner suggests that a high quality landscaped development would be compatible with the site's rural to urban transition location	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting however landscape impact has previously been assessed as unacceptable	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Crieff	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	The North Forr waste management site lies to the south of the settlement, but would not be compromised by the proposal	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Housing use is proposed. There is no employment land in the vicinity that would be adversely affected	Check Zero Waste Plan	n/a	n/a	n/a
Cultural Heritage							
	Will the option affect any cultural heritage asset or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are isolated archaeology features along Dallerie Terrace but no scheduled features There are no Garden & Designed landscapes in the area	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Landscape, Battlefields, Archaeology Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The site has housing development to the west, and a housing allocation yet to be developed to the north. On the east and south is open farmland.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None asserted	Check CFS form	0	n/a	0

Site Name: Crieff 5	Source of site suggestion: All landowners/interested parties identified/aware?	McCrae & McCrae on behalf of land owner	Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H239	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 286997 720627	Site Size (ha): 4.5	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland on the eastern edge of the settlement with open aspects to the north, east and south. Housing and Community Campus to the west
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use developed as small holdings	Proposed Use: housing, with some retail and a pub/restaurant	Officer Comments the site is adjacent to the settlement boundary of a TAYplan tiered settlement. It could be suitable for development subject to identified mitigation.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The site is crossed by a number of small streams including the Alligan Burn. Parts of the site are boggy or marshy.</p> <p>Groundwater classification is overall good with one identified diffuse source pressure from arable farming. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff and Earn Valley drinking water protection zones.</p> <p>Not in a waste water drainage hot spot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	-	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body status	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	A small part of the site is affected by high probability of surface water flood risk. Less than 5%.	Check all the GIS Layers for flood risk	-	Application of environmental protection policy on new development and flooding and supplementary guidance, which presumes against proposals 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/Enhancement if appropriate?	Scoring – post mitigation
		Health				development at risk of flooding; and proposals that increase flood risk elsewhere	
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>The site is all in agricultural use and any biodiversity interest is likely to be confined to field edges and interactions with nearby fields</p> <p>The site is not in an SAC, SPA. There is no SSSI or NNR on the site. There are some hedges but few trees along field boundaries</p> <p>There are no designated TPOs or protected species on the sites</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>	-	Evaluation and mitigation of potential impact on biodiversity interest.	0
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The site is on the periphery of the settlement and the field boundaries likely act as wildlife corridors, together with the burns and streams on the sites.	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along	+

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
					paths	
Air Quality						
Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	Development of this site would lead to increased vehicle trips that would have an adverse effect on the Crieff AQMA. Broich Road in particular to the south of the site has a number of proposed developments and traffic modelling is under way to assess the cumulative impacts of the proposals.	GIS Layers	-	Application of environmental protection policy on air quality management areas, which does not permit proposals that would adversely affect air quality in or adjacent to AQMAs	0
Service Infrastructure						
What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Crieff Primary school would have capacity and the site is close to the existing Community Campus where many community facilities are already located. No community facilities are proposed, although a pub/restaurant could fulfil some community role.	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	The site is currently undeveloped however it does not have any role as open space because it is in agricultural use. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement. Core Path CRIF/4/1 and ROW 24/2 pass through the site running east	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			out of the settlement				
	Will the proposal create/reduce employment land/opportunities?	Population	Some retail and pub/restaurant use is proposed	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 known contamination issues There is no peat rich soil at the site. It is all category 0 The majority of the site is Land Capability for Agriculture category 3.2 (non-prime) although the northern part of the site is category 3.1 (prime) soil	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	The agent asserts on behalf of the owner that the site will be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south and westerly facing so has a good solar aspect	Check CFS form, aerial map and possibly 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
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The road network, particularly in the Broich Road area to the south, is being modelled to assess the impact of other development proposed in the area.	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, which requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site would be served by public transport nearby that would connect with the majority of services located in the 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	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car	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 in an HSE consultation zone The agent asserts that the site is not affected by pylons, gas pipes	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they	n/a	n/a	n/a

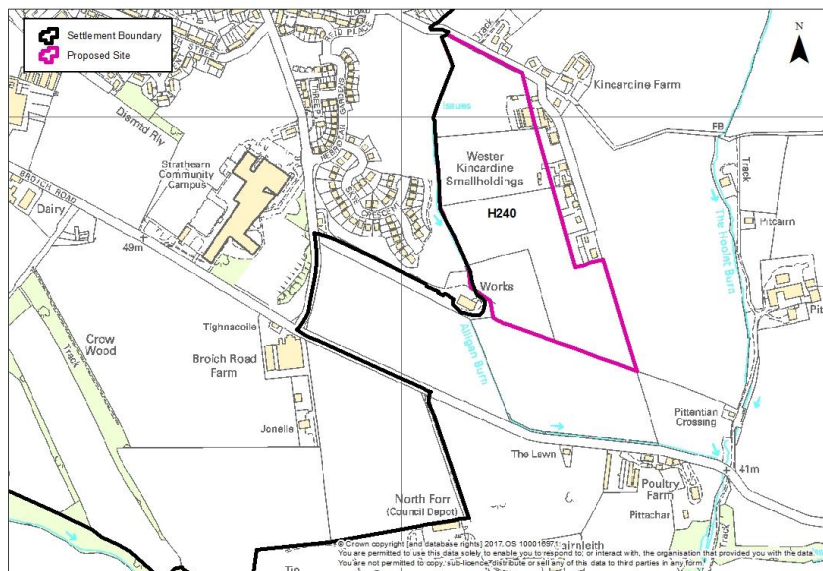
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				are not digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the site to be reused	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in NSA. The site forms part of the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance – in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
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	The site is outwith the settlement boundary and there are long distance views into the site from the east and the south	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting however landscape impact has previously been assessed as unacceptable	0
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Crieff	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	The North Forr waste management site lies to the south across Broich Road. It operates round the clock and residential development should be designed to not have an adverse impact on the operation of the waste management site	GIS layer for waste management sites	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
	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	Residential use is proposed with some retail and pub/restaurant use No waste management activities are proposed	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)	The site is affected, especially to the south, by archaeological features. None are scheduled although there are scheduled monuments to the south of Broich Road so it is likely that undiscovered assets lie in the area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None proposed		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
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are residential to the west and north, while there is agricultural land and fields to the south and east.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The agent asserts that there are no known constraints to development	Check CFS form	0	n/a	0

Site Name: Crieff 6	Source of site suggestion: All landowners/interested parties identified/aware?	McCrae & McCrae on behalf of land owner	Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H240	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 287198 720834	Site Size (ha): 9.3	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland on the eastern edge of the settlement with open aspects to the north, east and south. Housing and Community Campus to the west
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use – developed as small holdings	Proposed Use: housing	Officer Comments the site is adjacent to the settlement boundary of a tiered TAYplan settlement however adverse landscape impact cannot be avoided, and therefore development should be avoided.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The site is crossed by a number of small streams including the Alligan Burn. Parts of the site are boggy or marshy.</p> <p>Groundwater classification is overall good with one identified diffuse source pressure from arable farming.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	-	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff and Earn Valley drinking water protection zones. Not in a waste water drainage hot spot	hotspots Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	A small part of the site is affected by high probability of surface water flood risk. Less than 5%.	Check all the GIS Layers for flood risk	-	Application of environmental protection and public safety policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is in agricultural use and any biodiversity interest is likely to be confined to field edges and interactions with nearby fields	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protecte	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			The sites are not in an SAC, SPA. There is no SSSI or NNR on the site. There are some hedges but few trees along field boundaries There are no designated TPOs or protected species on the sites	d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The site is on the periphery of the settlement and the field boundaries likely act as wildlife corridors, together with the burns and streams on the sites.	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air	Air	Development of this site would lead to increased vehicle trips that would have an adverse effect on the Crieff AQMA. Broich Road in particular to the south of the sites has a number of proposed developments and	GIS Layers	-	Application of environmental protection and public safety policy on Air Quality Management Areas that does not permit proposals that would adversely affect air	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Quality Management Area (AQMA)? (see notes)		traffic modelling is under way to assess the cumulative impacts of the proposals.			quality in or adjacent to AQMAS	
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Crieff Primary school would have capacity and the sites are close to the existing Community Campus where many community facilities are already located. No community facilities are proposed.	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	The site is currently undeveloped however it does not have any role as open space because it is in agricultural use. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement. Core Path CRIF/4/1 and ROW 24/2 pass through the site running east out of the settlement	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	None is proposed	Check CFS form	0	n/a	0
Soils							
	Is the option on greenfield or	Material Assets and	Greenfield	GIS aerial	-	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
	brownfield land?	Soils		map/site visit			
	Are there any contaminated land/ soils issues on the site? (see notes)	Material Assets and Soils	<p>No known contamination issues</p> <p>There is no peat rich soil at the site. It is all category 0</p> <p>Most of the site is Land Capability for Agriculture category 3.1 (prime) although the southern tip of the site has some category 3.2 (non-prime) soil and a strip at the northern edge of the site along Kincardine Road is categorised as built-up area</p>	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	The agent asserts on behalf of the owner that the site will be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south and westerly facing so has a good solar aspect	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The road network, particularly in the Broich Road area to the south, is being modelled to assess the impact of other development proposed in the area.	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed	Climatic factors and	The site could be served by public transport nearby that would connect	GIS layer for bus stops has	-	Application of transport and accessibility policy, that	0

	Site assessment question (click on links embedded in the text 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	with the majority of services located in the town centre.	<p>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>		requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel demand by car	
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	<p>Not in an HSE consultation zone</p> <p>The agent asserts that the site is not affected by pylons, gas pipes</p>	<p>GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	n/a	n/a	n/a

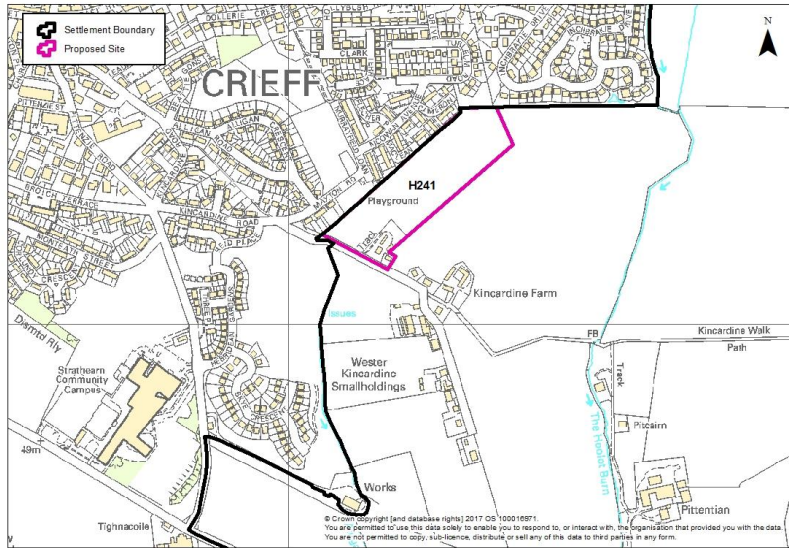
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the site to be reused	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in NSA. The site forms part of the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
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 outwith the settlement boundary and there are long distance views into the site from the east and the south	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting however landscape impact has previously been assessed as unacceptable	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				if one is available Site visit			
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Crieff	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	The North Forr waste management site lies to the south across Broich Road. It operates round the clock and residential development should be designed to not have an adverse impact on the operation of the waste management site	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Residential use is proposed No waste management activities are proposed	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)	The site is affected, especially to the south, by archaeological features. None are scheduled although there are scheduled monuments to the south of Broich Road so it is likely that undiscovered assets lie in the area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological interest and their setting	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None proposed		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing to the west and north, while there is agricultural land and fields to the south and east.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership,	Material	The agent asserts that there are no	Check CFS	0	n/a	0

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

Site Name: Crieff 7	Source of site suggestion: All landowners/interested parties identified/aware?	McCrae & McCrae on behalf of land owner	Site History/Previous planning applications, existing local plan policies and proposals: Site has been considered through previous LDP and historic local plan reviews but not taken forward for consideration
Settlement: Crieff	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H241	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 287242 721254	Site Size (ha): 3.9	Within a TAYplan preferred Settlement, if so which settlement tier? Tier 2	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). Farmland on the eastern edge of the settlement with open aspects to the north, east and south. Housing and Community Campus to the west
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use developed as small holdings	Proposed Use: housing	Officer Comments the site is adjacent to the settlement boundary of a tiered TAYplan settlement however adverse landscape impact cannot be avoided, and therefore development should be avoided.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>The site is crossed by a number of small streams including the Alligan Burn. Parts of the site are boggy or marshy.</p> <p>Groundwater classification is overall good with no identified pressures.</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage</p>	-	Application of environmental protection policy on water environment and drainage, which ensures that there is no deterioration of water body status	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone. Not in a waste water drainage hot spot	hotspots Private water supplies (risk assessed) layer			
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	Nearby sites are affected by high probability of surface water flood risk. None shown on this site.	Check all the GIS Layers for flood risk	-	Application of environmental protection policy on new development and flooding; and supplementary guidance, which presumes against proposals for development at risk of flooding; and proposals that increase flood risk elsewhere	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	The site is in agricultural use and any biodiversity interest is likely to be confined to field edges and interactions with nearby fields The sites are not in an SAC, SPA.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species	-	Evaluation and mitigation of potential impact on biodiversity interest.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			There is no SSSI or NNR on the site. There are some hedges but few trees along field boundaries There are no designated TPOs or protected species on the sites	Loch Leven Catchment Lunan Valley catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The site is on the periphery of the settlement and the field boundaries likely act as wildlife corridors, together with the burns and streams on the sites.	GIS aerial map/OS map/site visit	-	Measures to enhance biodiversity could be implemented such as use of locally native trees in landscape schemes, habitat creation, wildlife corridor creation along paths	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth Air Quality Management Area or lead to the designation of a new Air Quality Management Area	Air	Development of this site would lead to increased vehicle trips that would have an adverse effect on the Crieff AQMA. Broich Road in particular to the south of the sites has a number of proposed developments and traffic modelling is under way to assess the cumulative impacts of the	GIS Layers	-	Application of environmental protection policy on Air Quality Management Areas that does not permit proposals that would adversely affect air quality in or adjacent to AQMAS	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	(AQMA)? (see notes)		proposals.				
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Crieff Primary school would have capacity and the sites are close to the existing Community Campus where many community facilities are already located. No community facilities are proposed.	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	The site is currently undeveloped however it does not have any role as open space because it is in agricultural use. Because it is on the edge of the settlement, its development would inevitably compromise views out from the settlement. Core Path CRIF/4/1 and ROW 24/2 pass through the site running east out of the settlement	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of Community Facilities, Sport and Recreation policy to provide appropriate open space Proposal could link to existing path network	+
	Will the proposal create/reduce employment land/opportunities?	Population	None is proposed	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 known contamination issues There is no peat rich soil at the site. It is all category 0 The whole site is classified as built-up area in terms of Land Capability for Agriculture	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	0	n/a	0
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	The agent asserts on behalf of the owner that the site will be delivered within the LDP timeframe	Check CFS form	+	n/a	+
	Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south and westerly facing so has a good solar aspect	Check CFS form, aerial map and possibly site visit	+	n/a	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The road network, particularly in the Broich Road area to the south, is being modelled to assess the impact of other development proposed in the area.	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy, that requires consideration of the impact of the proposal on the transport network	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site could be served by public transport nearby that would connect with the majority of services located in the town centre.	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active	-	Application of transport and accessibility policy that requires development proposals to be well served and easily accessible by all modes of transport, while reducing travel	0

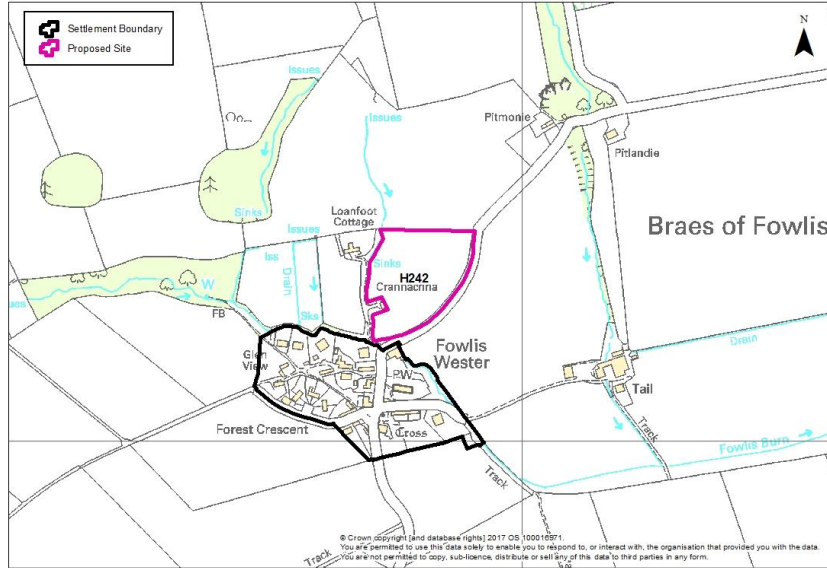
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				travel distance Check distance to local services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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Development Plan?						
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the site to be reused	GIS aerial map/site visit	0	n/a	0
Landscape Designated sites							
	To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The site is not in NSA. The site forms part of the Upper Strathearn SLA	GIS layers for NSA, and SLA	-	Application of environmental resources policy to conserve and enhance the diversity and quality of the area's landscapes, and Supplementary Guidance in particular ensuring a high standard of design in any development proposals at the settlement edge.	+
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 outwith the settlement boundary and there are long distance views into the site from the east and the south	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Natural screening could be provided as part of any landscaping proposals to enhance the site's setting however landscape impact has previously been assessed as unacceptable	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal have an adverse impact on the integrity of the greenbelt?	Popl and human health or material assets	No green belt designated in Crieff	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	The North Forr waste management site lies to the south across Broich Road. It operates round the clock and residential development should be designed to not have an adverse impact on the operation of the waste management site	GIS layer for waste management sites	0	n/a	0
	For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets	Residential use is proposed No waste management activities are proposed	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	The site is affected, especially to the south, by archaeological features. None are scheduled although there are scheduled monuments to the south of Broich Road so it is likely that undiscovered assets lie in the	GIS layers Listed building, Scheduled Monuments, Conservation	-	Application of historic environment policy, which presumes against development that would have an adverse impact on Scheduled Monuments and protects areas of known archaeological	0

	Site assessment question (click on links embedded in the text 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)	area.	Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit		interest and their setting	
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	None proposed		0	n/a	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing to the west and north, while there is agricultural land and fields to the south and east.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	The agent asserts that there are no known constraints to development	Check CFS form	0	n/a	0

Site Name: Fowlis Wester 1	Source of site suggestion: Call for Sites, Abercairney Estates All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site not submitted in previous call for sites
Settlement: Fowlis Wester	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Fowlis Wester 1 Proposed Plan Ref: H242	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 292834 724258	Site Size (ha): 2 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site is relatively prominent and is south facing. It has some boundary planting and trees and forms part of the setting of Loanfoot House. A single house has been built adjacent to the site's western boundary, which is excluded from the site.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): The site is greenfield and undeveloped, in agricultural use as pasture	Proposed Use: Housing	Officer Comments: Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Significantly contrary to TAYplan strategy. Only the most sensitive design would make this proposal's impact acceptable on the Fowlis Wester Conservation Area. The site is prominent in the landscape.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	No watercourses on site however a minor burn runs alongside the westers site boundary Groundwater classification is overall good with no identified pressure. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone. No impact on GWDTEs Not in a waste water drainage hotspots	Check on OS map GIS Landuse layer Waste water drainage hotspots Private water supplies (risk assessed) layer	0	Application of environmental protection and public safety policy on the water environment and drainage to ensure no culverting, and restoration of watercourses that have been previously diverted; that development should be set back from watercourses; and to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No recorded flooding on site, nor in the area	Check all the GIS Layers for flood risk	0	n/a	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No nearby SAC /SPA or SSSI, NNR No protected species on site however Red Squirrel, Viviparous	GIS layers SAC/SPA/SSSI/ NNR/	0	Application of biodiversity policies. Consider whether trees onsite	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Lizard, Hedgehog and Osprey are noted in the area.	TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		possible mitigation retention of trees/tree planting/development setback from any watercourses	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is an open grassed area. There are woodland strips and minor burns in the area that form a wildlife network	GIS aerial map/OS map/site visit	-	Application of natural environment policy on forestry, woodland and trees to avoid/reduce/mitigate and enhance any impacts - no culverting, and restoration of watercourses that have been previously diverted Development should be well set back from watercourses	0
Air Quality							
	Could the option lead to Local	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
	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)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at catchment primary (Madderty Primary at 114%)	GIS Layers for school catchments	--	Application of infrastructure contributions policy for education contribution	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	None of the site functions as open space. It forms part of the fields surrounding Loanfoot house. There are no core paths or rights of way near 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 community facilities, sport and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No employment use is proposed. 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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	GIS Layers for carbon richness (which shows whether there is peatland), and prime agricultural land (LCA 50K)	-	Good quality soils should be removed for use in other parts of Perth and Kinross.	-
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	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	The site is on a south facing slope, with a principal south facing aspect, it is partly sheltered by topography	Check CFS form, aerial map and possibly site visit	+	Siting and design of buildings to take account of solar orientation.	+
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be taken from the unclassified road running north from the settlement	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has very few services. The site is within 400m of a bus stop with services to Crieff and	GIS layer for bus stops has a 400m buffer	-	Application of transport and accessibility policy that requires development proposals to be	-

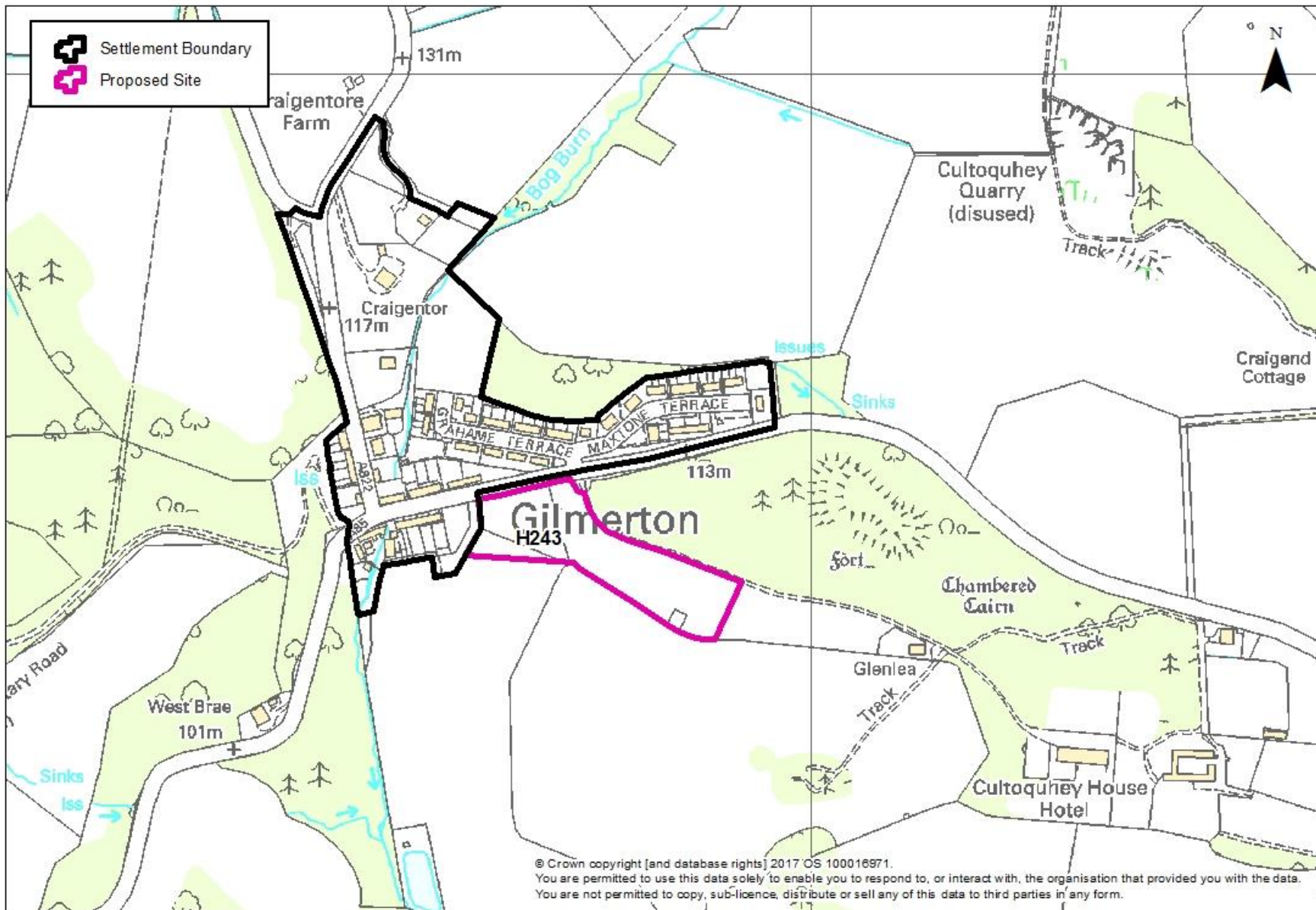
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			Perth	so you can see if it is within easy active travel distance Check distance to local services and amenities		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	n/a	n/a	n/a
	Does the proposal support a	Material	No	Check NPF3	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Assets		and TAYplan SDP			
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the 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 south is 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	The site is outside the settlement boundary and is large enough to have a significant adverse impact on the landscape setting of the village	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Retention of existing planting at the site	--
	Will the proposal have an adverse impact on the integrity	Popl and human health or material	No	GIS layer greenbelt	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	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)	<p>There are numerous listed buildings in the settlement and it has been designated as a conservation area</p> <p>There are also numerous archaeological areas of interest in and around the settlement, although none on the site</p>	<p>GIS layers</p> <p>Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology</p> <p>Site visit</p>	--	Application of historic environment policies. Some impacts on the historic environment could be avoided through appropriate scheme location and design	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	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	The site is surrounded by agricultural fields, except for the settlement to the south and isolated individual houses to the north and west.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Gilmerton 1	Source of site suggestion: Call for sites, Monzie Estate All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered at MIR stage but not taken forward to Proposed LDP
Settlement: Gilmerton	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Gilmerton 1 Proposed Plan Ref: H243	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary	
OS Grid Ref: 288796 723528	Site Size (ha): 1.6 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use	Proposed Use: Housing	Officer Comments . Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Development on the wooded eastern part of the site would have an adverse impact on the landscape setting of the settlement and have an adverse impact on the biodiversity interest of a wood in the inventory of ancient woodlands.	Half of the site is woodland and half is agricultural land. Neighbouring uses are housing to the north and west, agricultural to the east and south. South facing but located mainly below the level of the adjacent road.



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no watercourses on site.</p> <p>Groundwater classification is overall good, with one identified diffuse source pressure from arable farming. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff and Earn Valley drinking water protection zones.</p> <p>No impact on GWDTEs</p> <p>Not in a waste water drainage hotspots</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	Application of environmental protection and public safety policy on the water environment and drainage to ensure no culverting, and restoration of watercourses that have been previously diverted, and that development should be set back from watercourses	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	Some record of surface water flooding at the site on a minor part of the site	Check all the GIS Layers for flood risk	-	Application of environmental protection and public safety policy on new development and 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					
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No nearby SAC/SPA No SSSI or NNR No TPOs or protected species noted at the site	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Application of biodiversity policy.	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	The site is on the periphery of the settlement and contains a wooded area that is likely to contain some biodiversity interest	GIS aerial map/OS map/site visit	0	Application of natural environment policy on forestry, woodland and trees, to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy 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
						securing new planting in line with the Perth and Kinross Forestry and Strategy.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)		Insufficient capacity at catchment primary (Crieff Primary at 92%) however new primary school has been opened since this figure was calculated	GIS Layers for school catchments	--	Application of infrastructure contributions policy to secure education contribution if needed	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	The site is in agricultural use and does not function as open space although there is a path running alongside 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 community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed. 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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The northern part of the site nearest to the existing settlement is Land Capability for Agriculture category 4.1 soil, and the southern part of the site is category 3.2 (all non-prime)	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	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	The site is sloping and has a southerly aspect. It is well placed to take advantage of solar gain.	Check CFS form, aerial map and possibly site visit	0	Siting and design of buildings to take account of solar orientation.	0
	Vehicular Access constraints or opportunities -	Material assets and	Access likely to be taken from unclassified road leading to	Check CFS form, aerial	0	Application of transport and accessibility policy. Access road	0

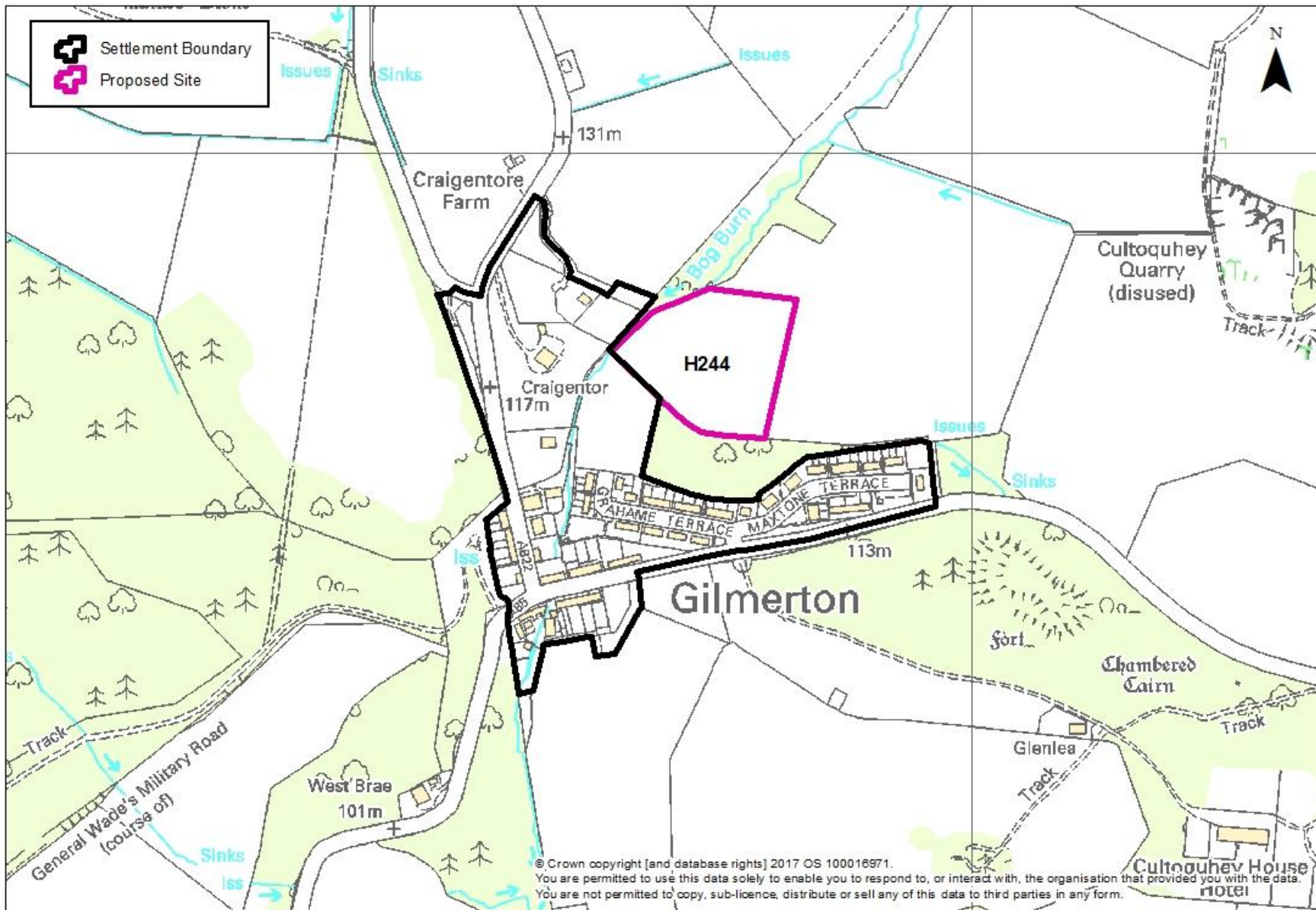
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Road network capable of accommodating traffic generated?	climatic factors?	Cultoquhey Hotel	map and site visit		would need to be delivered to the satisfaction of the Council as Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are few facilities in Gilmerton. The site is within 400m of bus stops for services to Crieff and Perth	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy that requires development proposals to be easily accessible to all modes of transport	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not digitised)	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 a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings at the 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. Part of the site contains a woodland on the Ancient Woodland Inventory	GIS layers for NSA, and SLA	--	Retain established woodland	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 woodland and paddock on the site are part of the countryside setting of the settlement, particularly when viewed from the road to the north. The site is beyond the defensible settlement boundary of a road and property boundary.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is	--	Existing established woodland provides a landscape framework for the site, and should be retained	-

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

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

Site Name: Gilmerton 2	Source of site suggestion: Call for sites, Monzie Estate All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was previously considered at MIR stage but not taken forward to Proposed LDP
Settlement: Gilmerton	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Gilmerton 2 Proposed Plan Ref: H244	Outside or adjacent to a settlement boundary? Outside but adjacent to settlement boundary	
OS Grid Ref: 288747 723799	Site Size (ha): 1.8 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc).
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): In agricultural use	Proposed Use: Housing	Officer Comments . Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. South facing but the site should not be developed because it is part of an elevated hillside that forms part of the setting of the settlement. The site is also too large in scale for the settlement.	Site forms part of an agricultural field. Neighbouring uses are housing to the south.



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no watercourses on site. The Bog Burn runs to the north of the site</p> <p>Groundwater classification is overall good, with one identified diffuse source pressure from arable farming. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff and Earn Valley drinking water protection zones.</p> <p>No impact on GWDTEs</p> <p>Not in in a waste water drainage hotspots</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>	0	Application of environmental protection and public safety policy on the water environment and drainage to ensure no culverting, and restoration of watercourses that have been previously diverted, and that development should be set back from watercourses	0
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human	Some record of surface water flooding at the site on a minor part of the site	Check all the GIS Layers for flood risk	-	Application of environmental protection and public safety policy on new development and 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					
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No nearby SAC/SPA No SSSI or NNR No TPOs or protected species noted at the site	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay Catchment	0	Application of biodiversity policy	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	The site is on the periphery of the settlement and contains a wooded area that is likely to contain some biodiversity interest	GIS aerial map/OS map/site visit	0	Application of natural environment policy on forestry, woodland and trees to avoid/reduce/mitigate and enhance any impacts - retaining woodland in line with Scottish Government Control of Woodland Removal policy 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
						securing new planting in line with the Perth and Kinross Forestry and Strategy.	
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)	Air	No	GIS Layers	n/a	n/a	n/a
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at catchment primary (Crieff Primary at 92%) however new primary school has been opened since this figure was calculated	GIS Layers for school catchments	--	Application of infrastructure contributions policy to secure education contribution if needed	0
	To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets	The site is in agricultural use and does not function as open space although there is a path running alongside the north side of the site.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed. 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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 4.1 soil (non-prime)	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	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	The site is sloping and has a southerly aspect. It is well placed to take advantage of solar gain.	Check CFS form, aerial map and possibly site visit	0	Siting and design of buildings to take account of solar orientation.	0
	Vehicular Access constraints or	Material	Access likely to be taken from	Check CFS	0	Application of transport and	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	opportunities - Road network capable of accommodating traffic generated?	assets and climatic factors?	Grahame Terrace	form, aerial map and site visit		accessibility policy. Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are few facilities in Gilmerton. The site is within 400m of bus stops for services to Crieff and Perth	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy that requires development proposals to be easily accessible to all modes of transport	0
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	No	GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer Check the health and safety consultations at the back of the LDP (they are not	n/a	n/a	n/a

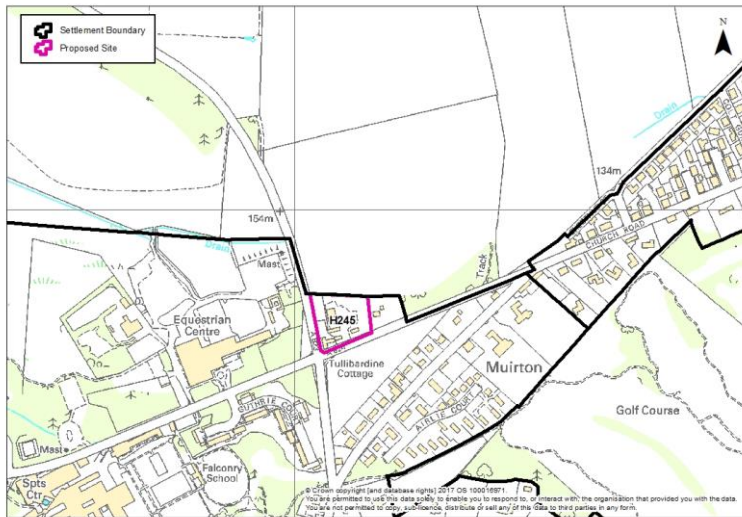
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				digitised) Check for pylons on OS map and on site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings at the 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.	GIS layers for NSA, and SLA	0	Retain established woodland	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 part of an elevated hillside that forms part of the setting of the settlement.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study	0	Existing established woodland provides a landscape framework for the site, and should be retained	0

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

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
		links with landscape)		Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit			
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment? (see notes)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Likely to be little scope		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	Housing would be compatible with existing surrounding land uses	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Gleneagles 2	Source of site suggestion: Call for sites form, Stewart Milne Homes All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Previously a housing proposal (H31) in the Strathearn Area Local Plan (2001) this site has been deleted from the housing land audit due to non-effectiveness. Inside the settlement boundary, housing development would be supported by Policies PM1 and RD1. At the time of writing, the site is the subject of an undetermined planning application for housing (15/01211/FLL). An application may also be expected for the demolition of the listed buildings that previously occupied the site.
Settlement: Gleneagles	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Gleneagles 2 Proposed Plan Ref: H245	Outside or adjacent to a settlement boundary? Inside settlement boundary	
OS Grid Ref: 292078 711811	Site Size (ha): 0.7 ha	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): Brownfield land, cleared site	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. This site is inside the settlement boundary and would be suitable for housing, should the site's non-effectiveness be overcome and subject to satisfactory resolution of the unauthorised demolition of listed buildings	This is a corner site that slopes gently northwards but is relatively flat. It has been previously developed but the previous use has ceased. The neighbouring uses are housing and tourism. The site fronts a main road on two sides.

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses on the site. Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.	Check on OS map GIS Landuse layer Waste water drainage hotspots	0	Application of environmental protection and public safety policy 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	0

	Site assessment question (click on links embedded in the text 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 GWDTs; not in a waste water drainage hotspot	Private water supplies (risk assessed) layer		system and meet discharge consents at the waste water treatment works. Drainage impact assessment/hydrology study required where development has the potential to affect natural hydrology systems and or adversely affects water resources. Sustainable drainage system required.	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No record of flood risk at the site. Not identified at risk of flooding	Check all the GIS Layers for flood risk	0		0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	No impact on SAC, SPA, SSSI, NNR Protected species (red squirrel) in the area but not identified at site.	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley	0	Application of biodiversity policy.	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				catchment River Tay Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The site has been previously developed but is now cleared. There is little scope for habitat preservation. It is on the periphery of the settlement and there is likely to be habitat in the area. It is likely it could form part of a network in the area	GIS aerial map/OS map/site visit	0	Application of natural environment policy on forestry, woodland and trees to enhance habitat connectivity and wildlife corridors. New landscaping and tree planting in line with the Perth and Kinross Forestry and Strategy.	+
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new	Air	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
	Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at catchment primary (Community School of Auchterarder at 105%)	GIS Layers for school catchments	--	Application of infrastructure contributions policy for 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 but core paths pass south of the site	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	-	Application of community facilities, sport and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No employment use is proposed. Previous employment use ceased some time ago and the site has previously been identified in the housing land audit	Check CFS form	n/a	n/a	n/a
Soils							
	Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield	GIS aerial map/site visit	+	n/a	+
	Are there any contaminated land/ soils issues on the site?	Material Assets and	No known contamination issues however previous use was as	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	coachworks There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 4.1 soil (non-prime)	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	Site is in the control of a housebuilder	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 has an open aspect and is generally south facing. Some shelter is provided by nearby tree belt 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 generated?	Material assets and climatic factors?	Existing access on the site's southern boundary to a main road. Connection to the A9	Check CFS form, aerial map and site visit	+	Application of transport and accessibility policy. Access road would need to be delivered to the satisfaction of the Council as Roads Authority.	+

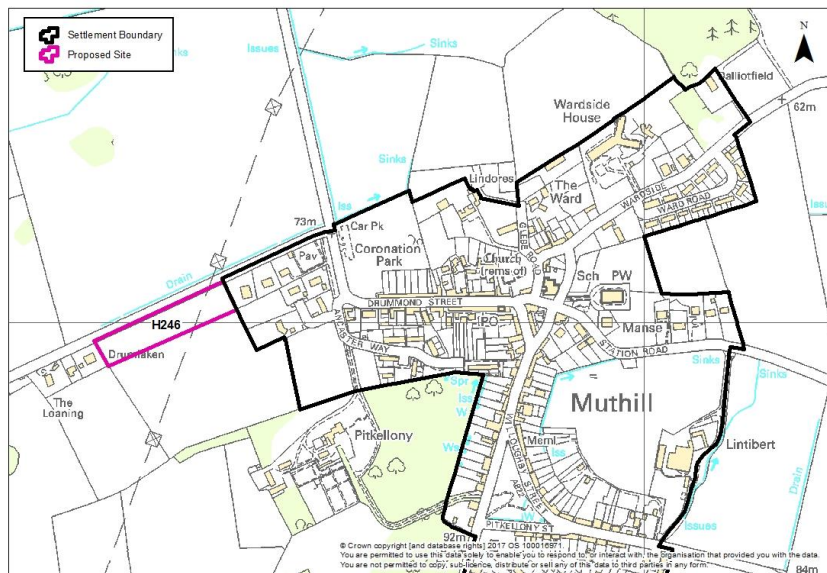
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Good range of facilities in Gleneagles and nearby Auchterarder. Site is within 400m of existing 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 transport and accessibility policy which requires development proposals to be easily accessible to all modes of transport.	+
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	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	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
				site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a
	Will the site make use of existing buildings?	Material Assets	Site has been cleared of previous buildings however LB application has not yet been submitted for their demolition	GIS aerial map/site visit	--	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. Tullibardine wood to the east and west is on the national 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	The site is at a prominent road junction and is on the periphery of the settlement and views into the site will be important.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	0	Preserve and enhance any existing planting and trees on the site	+

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	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)	One archaeological feature identified on site (known as Tullibardine Cottage) and other archaeological areas of interest to the north of the site. Listed Buildings on the site have been demolished.	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	0

	Site assessment question (click on links embedded in the text 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	One archaeological feature identified on site (known as Tullibardine Cottage) and other archaeological areas of interest to the north of the site		-	Application of historic environment policies to protect areas of known archaeological interest	0
Constraints							
	Is the site impacted by/compatible with neighbouring uses?	Could relate to all SEA topics depending on neighboring uses	The neighbouring uses are housing and tourism (equestrian centre and hotel/holiday accommodation)	OS map and site visit	+	n/a	+
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Muthill 1	Source of site suggestion: Call for sites All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was submitted in previous call for sites and considered at LDP examination
Settlement: Muthill	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H246	Outside or adjacent to a settlement boundary? Immediately adjacent to but outside settlement boundary	
OS Grid Ref: 286253 716998	Site Size (ha): 1 ha	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). Flat roadside site west of the settlement. Housing to the east and individual houses to the west. Access gate directly from road. Individual mature trees.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Relatively small extension to settlement along south side of road.	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There is a watercourse north of the site across the road but none on site.</p> <p>Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water</p>	0	Application of environmental protection and public safety policy on water environment and drainage offers 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
			Crieff drinking water protection zone. No impact on GWDEs Not in a waste water drainage hotspot	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		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified	Check all the GIS Layers for flood risk	0	-	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Not near a SAC or SPA, or SSSI, NNR Some mature trees on site No protected species identified nearby	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	-	Application of biodiversity policy. Consider retention of existing trees	0

	Site assessment question (click on links embedded in the text 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			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is an open grassed area with boundary planting and isolated groups of trees. It forms part of a larger field and is on the periphery of the settlement. There is likely to be biodiversity interest.	GIS aerial map/OS map/site visit	0	Application of natural environment policy on forestry, woodland and trees 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. Retention of planting along roadside where possible and at site periphery	0
Air Quality							
	Could the option lead to Local	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
	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)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Catchment for Muthill Primary, which has sufficient capacity (78%)	GIS Layers for school catchments	0	None	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 at the site, but a core path runs to the south of the site connecting the settlement to the golf course.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy ensures appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	None	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	<p>There is no contamination issue at the site</p> <p>There is no peat rich soil at the site. It is all category 0</p> <p>The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)</p>	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	Site is in single ownership but is intended to be delivered as self-build plots	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 south facing and development could be orientated to make 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.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to be taken directly from adjacent main road	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Road and access improvements to the satisfaction of the Roads Authority	0

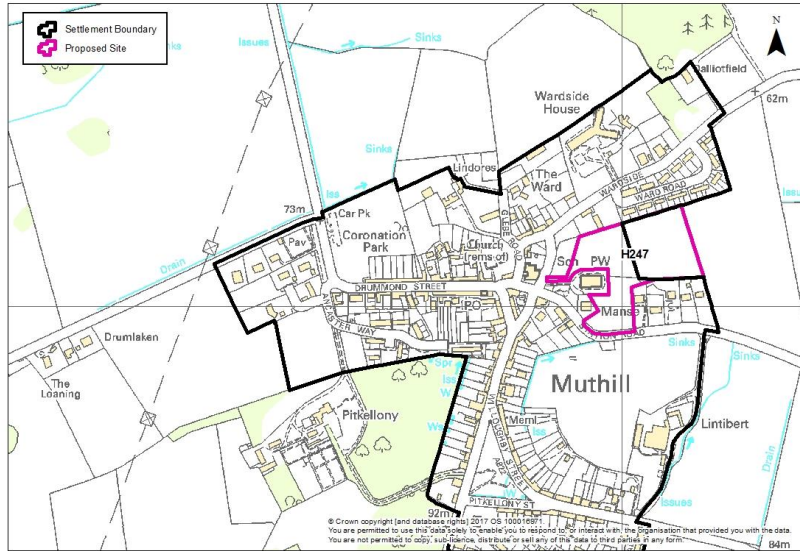
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Limited facilities in Muthill. Only the eastern part of site is within 400m of bus stops to Crieff and Auchterarder	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance Check distance to local services and amenities	-	Application of transport and accessibility policy. Consider extension of bus services	-
	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. The OS map shows the site is crossed by a power line however this has been removed under the Beauty-Denny programme.	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	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
				site visit			
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	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 the site. Nearby areas of woodland. Immediately adjacent to the Upper Strathearn SLA.	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	In the transition between open undeveloped landscape, woodland strips and arable grassland. Adjacent to but clear ribbon extension to settlement envelope. Retention and creation of woodland strips in the area are important local landscape features.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Sensitive landscaping, retention of existing mature trees and boundary planting	--

	Site assessment question (click on links embedded in the text 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	Nearby recycling collection point at Coronation Park. No impact on operation	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 south of Drummond Castle Garden and Designed Landscape. West of the Muthill Conservation Area	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields,	-	Sensitive design could limit impact on adjacent Garden and Designed Landscape. Adverse impact on setting of Conservation Area could be addressed through design	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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	Residential use would be compatible with existing surrounding land uses.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Muthill 2	Source of site suggestion: Call for sites All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was submitted in previous call for sites and considered at LDP examination
Settlement: Muthill	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H247	Outside or adjacent to a settlement boundary? Inside	
OS Grid Ref: 287018 717069	Site Size (ha): 2.3 ha	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). Irregular shaped site surrounding the church building on its north, east and south sides.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped grassland around church building	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Inappropriate development site due to adverse impact on setting of church building	



	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses on site. Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the	Check on OS map GIS Landuse layer Waste water	0	Application of environmental protection and public safety policy on water environment and drainage offers 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
			Crieff drinking water protection zone. No impact on GWDEs Not in a waste water drainage hotspot	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		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified	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	Not near a SAC or SPA, or SSSI, NNR Isolated mature trees on site Protected species identified nearby. Swifts at location old village houses near centre of village	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven	--	Application of biodiversity policy. Consider retention of existing trees	-

	Site assessment question (click on links embedded in the text 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			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is an open grassed area with boundary planting and isolated trees. It forms part of a larger field and open countryside to the east. It is on the periphery of the settlement. There is likely to be biodiversity interest.	GIS aerial map/OS map/site visit	-	Application of natural environment policy on forestry, woodland and trees 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. Retention of planting where possible	0
Air Quality							
	Could the option lead to Local Air Quality Management	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
	thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Catchment for Muthill Primary, which has sufficient capacity (78%)	GIS Layers for school catchments	0	None	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 at the site, but adjacent to school playing field and Wardside public park. A core path runs nearby to the south of the site connecting Station Road to Willoughby Street via Lintibert.	GIS layers for core paths and rights of way and maintained open space and existing LDP for open space allocations	0	Application of community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	None	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	There is no contamination issue at the site There is no peat rich soil at the site. It is all category 0, or category 4 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	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	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	The site is south facing and development could be orientated to make 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.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to be taken directly from adjacent main road	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Road and access improvements to the satisfaction of the Roads Authority	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Limited facilities in Muthill. The site is adjacent to bus stops to Crieff and Auchterarder	GIS layer for bus stops has a 400m buffer	-	Application of transport and accessibility policy. Consider extension of bus services	-

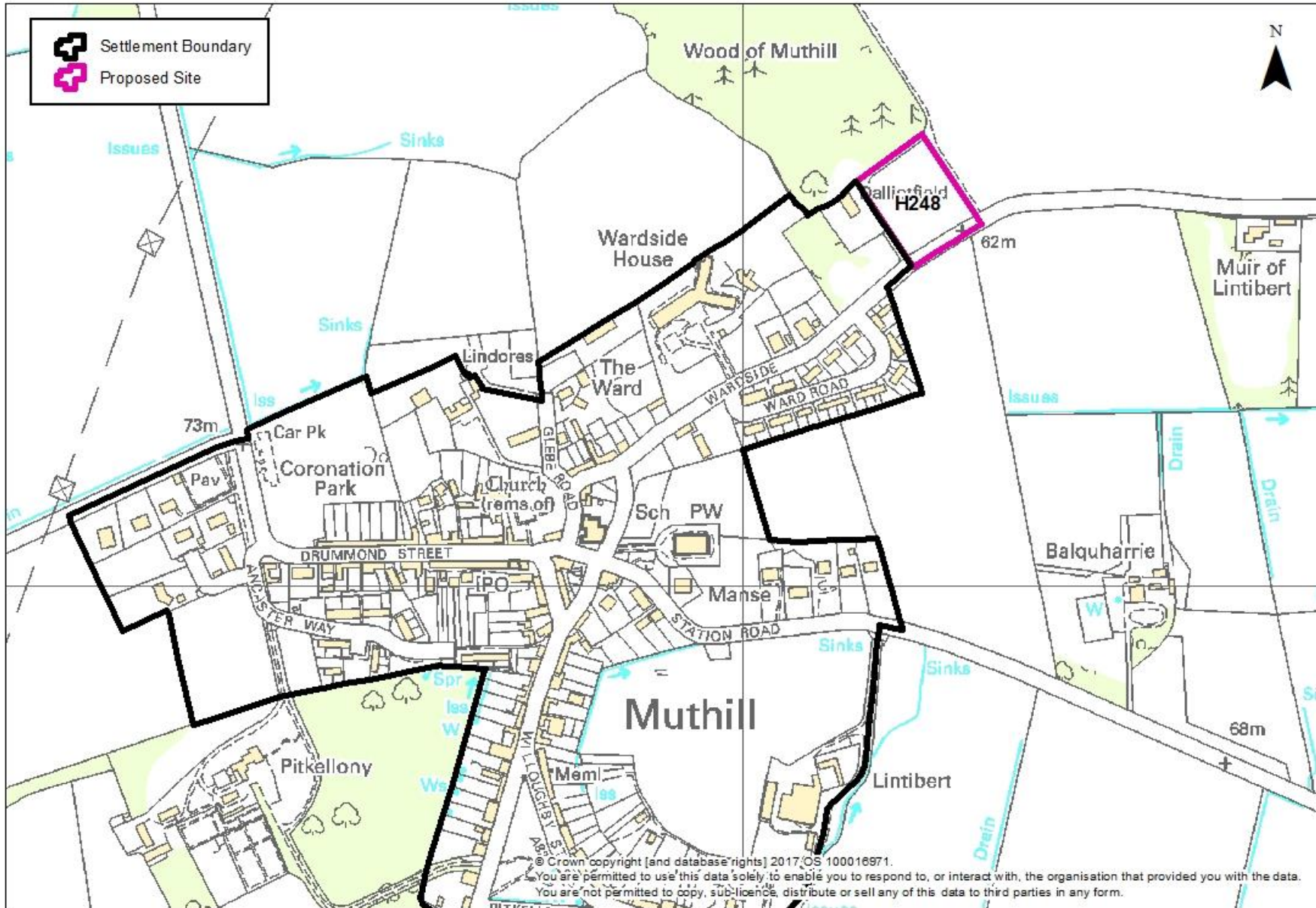
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				<p>so you can see if it is within easy active travel distance</p> <p>Check distance to local services and amenities</p>			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, 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
	Does the proposal support a	Material	No	Check NPF3	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Assets		and TAYplan 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	No designations on the site. Nearby areas of woodland. Immediately adjacent to the Upper Strathearn SLA.	GIS layers for NSA, and SLA	0		0
Non designated landscape features and key landscape interests							
	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? (see notes)	Landscape	The site, although not already developed, would be viewed as an infill site and would form part of the built-up area of the settlement.	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Sensitive landscaping, retention of existing mature trees and boundary planting	-
	Will the proposal have an adverse impact on the integrity	Popl and human health	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
	of the greenbelt?	or 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	Nearest recycling collection point at Coronation Park. No impact on operation	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)	The western half of the site is in the Conservation Area, while the remainder of the site forms part of its setting. The adjacent Muthill new parish church is category B listed and the site forms part of its curtilage.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology	--	Focus development on the eastern part of the site to preserve some setting for the listed church	-

	Site assessment question (click on links embedded in the text 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	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 existing surrounding land uses.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: Muthill 3	Source of site suggestion: Call for sites All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals: Site was submitted in previous call for sites and considered at LDP examination
Settlement: Muthill	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: Proposed Plan Ref: H248	Outside or adjacent to a settlement boundary? Immediately adjacent to but outside settlement boundary	
OS Grid Ref: 287171 717376	Site Size (ha): 0.8 ha	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 located east of the village but is 50-60m from the nearest housing group on Ward Road.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Undeveloped	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements. Relatively small extension to settlement along north side of road.	There is a single house adjacent (Dalliotfield) and the site forms part of the setting of this house. Access gate directly from road. Individual mature trees.



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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	<p>There are no watercourses on site.</p> <p>Groundwater classification is overall good, with no identified pressures. Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>No impact on GWDTEs Not in a waste water drainage hotspot</p>	<p>Check on OS map</p> <p>GIS Landuse layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk</p>	0	Application of environmental protection and public safety policy water environment and drainage offers potential to avoid/reduce/mitigate and enhance any possible impacts on the water environment; connection to public sewerage system and meet discharge consents at the waste water	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	No flood risk identified	Check all the GIS Layers for flood risk	0	-	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	Not near a SAC or SPA, or SSSI, NNR Some mature trees on site No protected species identified nearby	GIS layers SAC/SPA/SSSI/ NNR/ TPO/protected species Loch Leven Catchment Lunan Valley catchment River Tay	-	Application of biodiversity policy. Consider retention of existing trees	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				Catchment			
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	n/a	n/a	n/a
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	Site is an open grassed area with boundary planting and isolated groups of trees at its boundary. There is a large and mature woodland area to the north. There is likely to be biodiversity interest.	GIS aerial map/OS map/site visit	-	Application of natural environment policy on forestry, woodland and trees 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. Retention of planting along roadside where possible and at site periphery	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or lead to the designation of a new	Air	No	GIS Layers	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
	Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Catchment for Muthill Primary, which has sufficient capacity (78%)	GIS Layers for school catchments	0	None	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 at 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 community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No loss of employment land	Check CFS form	0	None	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	There is no contamination issue at the site There is no peat rich soil at the site.	GIS Layers for carbon richness (which shows	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
			It is all category 0 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	whether there is peatland), and prime agricultural land (LCA 50K)			
Deliverability/sustainability constraints							
	Will the site be delivered within the LDP timeframe?	Material assets	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	The site is south facing and development could be orientated to make 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.	0
	Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to be taken directly from adjacent main road	Check CFS form, aerial map and site visit	0	Application of transport and accessibility policy. Road and access improvements to the satisfaction of the Roads Authority	0
	Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Limited facilities in Muthill. None of the site is within 400m of bus stops. The bus stops in the village serve to Crieff and Auchterarder	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance	-	Application of transport and accessibility policy. Consider extension of bus services	-

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
				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.	<p>GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	n/a	n/a	n/a
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	No	Check NPF3 and TAYplan SDP	n/a	n/a	n/a

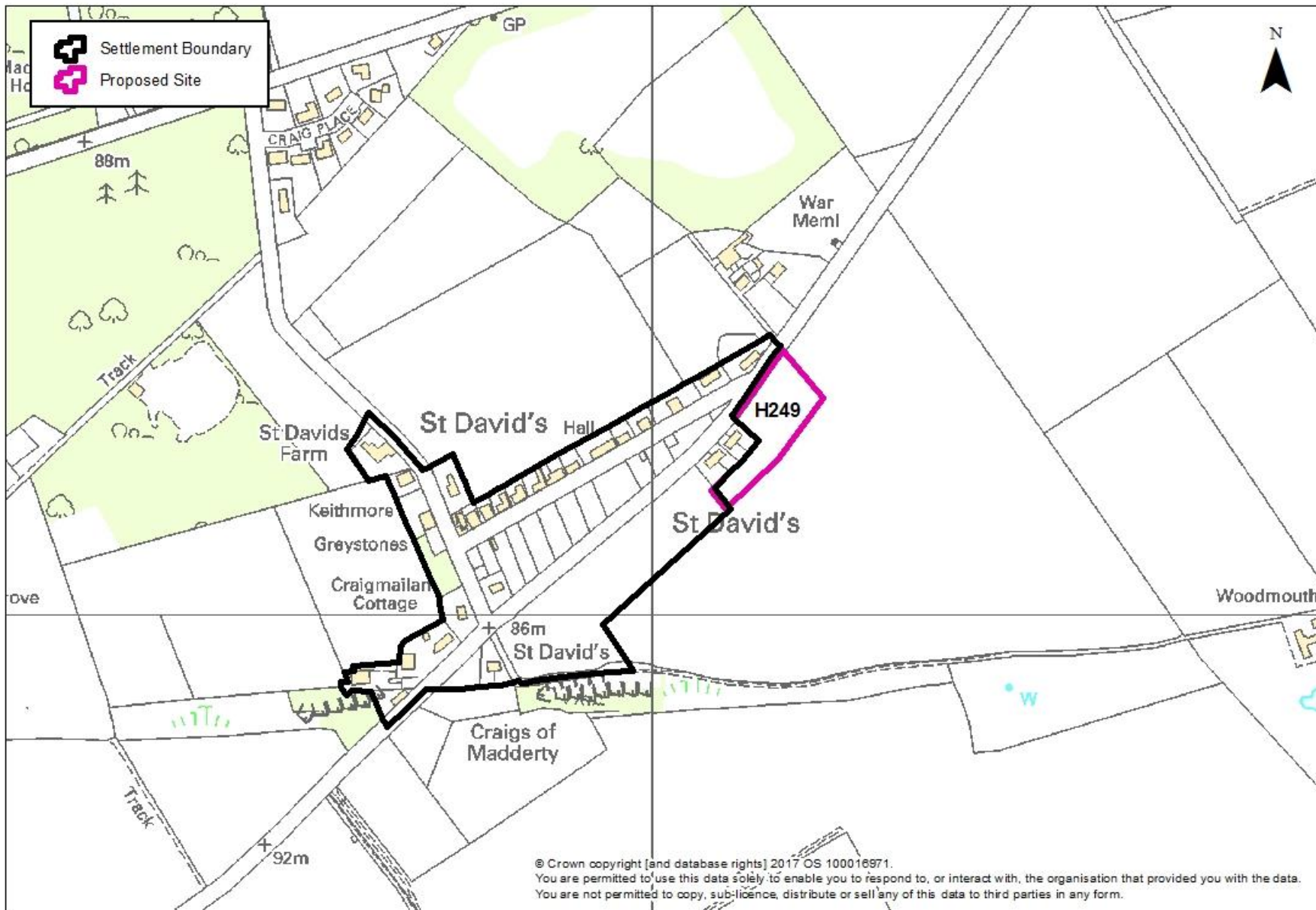
	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site make use of existing buildings?	Material Assets	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 the site. Nearby areas of woodland. Immediately adjacent to the Upper Strathearn SLA.	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 on the periphery of the settlement and would be viewed as poorly related to the existing built development. There is an area of ancient woodland immediately to the north, views of which would be adversely affected. The site is also immediately adjacent to the Upper Strathearn SLA	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	--	Sensitive landscaping, retention of existing mature trees and boundary planting	--
	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							

	Site assessment question (click on links embedded in the text 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	Nearest recycling collection point at Coronation Park. No impact on operation	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 south of Drummond Castle Garden and Designed Landscape. Adjacent house at Dalliotfield, to the west, is Category C listed North east of the Muthill Conservation Area.	GIS layers Listed building, Scheduled Monuments, Conservation Areas, Gardens and Designed Landscape, Battlefields, Archaeology Site visit	-	Sensitive design could limit impact on adjacent Garden and Designed Landscape. Adverse impact on setting of listed building could be addressed through design and sensitive screening	-

	Site assessment question (click on links embedded in the text 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	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 existing surrounding land uses.	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets	None known	Check CFS form	0	n/a	0

Site Name: St David's 1	Source of site suggestion: MBM planning and development on behalf of landowner Mr & Mrs Scougall. All landowners/interested parties identified/aware? Yes		Site History/Previous planning applications, existing local plan policies and proposals: Site has not been previously considered
Settlement: St David's	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref: St David's 1 Proposed Plan Ref: H249	Outside or adjacent to a settlement boundary? Outside but immediately adjacent to the settlement boundary	
OS Grid Ref: 295114 720187	Site Size (ha): 0.6 ha	Within a TAYplan preferred Settlement, if so which settlement tier? Not in a tiered settlement	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc). The site has an open aspect on the periphery of the settlement. The neighbouring uses to the north and west are housing and a village hall. The land to the east and south is in agricultural use and is undeveloped
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Site is in agricultural use and is undeveloped	Proposed Use: Housing	Officer Comments Contrary to TAYplan spatial strategy which focuses growth in tiered settlements.	

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	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
Water							
	Could the option result in a negative impact on the water environment? (see notes)	Water	There are no watercourses on the site Groundwater classification is overall good, with no identified pressures.	Check on OS map GIS Landuse	0	Application of environmental protection and public safety policy on the water environment and drainage,	0

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
			<p>Associated with the Strathmore/Fife nitrate vulnerable zone; and the Crieff drinking water protection zone.</p> <p>No impact on GWDEs</p> <p>Not in a waste water drainage hotspots</p>	<p>layer</p> <p>Waste water drainage hotspots</p> <p>Private water supplies (risk assessed) layer</p>		<p>including no culverting, and restoration of watercourses that have been previously diverted</p> <p>development should be set back from watercourses</p> <p>Application of environmental protection and public safety policy on the water environment and drainage to avoid/reduce/mitigate and enhance any possible impacts on the water environment – connection to public sewerage system + and requiring appropriate SUDS</p>	
	Can the option connect to the public foul sewer?	Water		GIS Layer for existing network			
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	<p>No recorded flooding on site.</p> <p>Isolated areas of surface flooding in the area.</p>	Check all the GIS Layers for flood risk	0	Application of environmental protection and public safety policy on new development and flooding to minimise flood risk	0
Biodiversity, Flora and Fauna							
	To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	<p>No nearby SAC /SPA or SSSI, NNR</p> <p>No protected species at site however bats (to the south of the site), hedgehog and red squirrel are noted</p>	<p>GIS layers</p> <p>SAC/SPA/SSSI/ NNR/ TPO/protecte</p>	0	<p>Application of biodiversity policy.</p> <p>Consider whether trees onsite possible mitigation retention of</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
			in the area	d species Loch Leven Catchment Lunan Valley catchment River Tay Catchment		trees/tree planting/development setback from any watercourses	
	Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		None	GIS Layers for Geological Conservation Review sites, SSSI, and Tayside Geodiversity Sites	0	n/a	0
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	The site has some peripheral planting and roadside frontage, which provides some habitat connectivity	GIS aerial map/OS map/site visit	0	Application of natural environment policy on forestry, woodland and trees to avoid/reduce/mitigate and enhance any impacts; retaining woodland	0
Air Quality							
	Could the option lead to Local Air Quality Management thresholds being breached within the Perth and Crieff Air Quality Management Areas or	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
	lead to the designation of a new Air Quality Management Area (AQMA)? (see notes)						
Service Infrastructure							
	What will be the impact on local/community facilities and infrastructure (see notes)	Popl and human health or material assets	Insufficient capacity at catchment primary (Madderty Primary at 114%)	GIS Layers for school catchments	--	Application of infrastructure contribution policy for education contribution	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	None of the site functions as open space. It is in agricultural use. There are no core paths or rights of way near 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 community facilities, sport and recreation policy to ensure appropriate provision of informal and formal open space alongside any development proposals.	0
	Will the proposal create/reduce employment land/opportunities?	Population	No employment uses are proposed. 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?	Material Assets and	There is no contamination issue at the site	GIS Layers for carbon richness	-	Good quality soils should be removed for use in other parts	-

Site assessment question (click on links embedded in the text 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	There is no peat rich soil at the site. It is all category 0 The whole site is Land Capability for Agriculture category 3.2 soil (non-prime)	(which shows whether there is peatland), and prime agricultural land (LCA 50K)		of Perth and Kinross.	
Deliverability/sustainability constraints						
Will the site be delivered within the LDP timeframe?	Material assets	Information not provided, site is in multiple ownership and there is no developer interest in the proposal	Check CFS form	--	n/a	--
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is on a south facing slope, with a principal south facing aspect	Check CFS form, aerial map and possibly site visit	+	Siting and design of buildings to take account of solar orientation.	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be taken from the road through St David's	Check CFS form, aerial map and site	0	Application of transport and accessibility policy. Access road would need to be delivered to the satisfaction of the Council as Roads Authority	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The settlement has very few services. The site is within 400m of a bus stop	GIS layer for bus stops has a 400m buffer so you can see if it is within easy active travel distance	-	Application of transport and accessibility policy that requires 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
				Check distance to local services and amenities			
	Is the site within a Health and Safety Consultation Zone or any other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material Assets and Population and Human Health	The site is outside but immediately adjacent to the outer consultation zone for UKT pipeline.	<p>GIS layers for pylons, gas pipelines, Scottish gas networks network rail buffer</p> <p>Check the health and safety consultations at the back of the LDP (they are not digitised)</p> <p>Check for pylons on OS map and on site visit</p>	0	Application of environmental protection and public safety policy on health and safety consultation zones should development trigger a consultation	0
	Does the proposal support a designated National Planning Framework national priority or a site identified in the Strategic Development Plan?	Material Assets	n/a	Check NPF3 and TAYplan SDP	n/a	n/a	n/a

	Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation/Enhancement if appropriate?	Scoring – post mitigation
	Will the site make use of existing buildings?	Material Assets	There are no existing buildings on the 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. Nearby woodland to the north is 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	The site is outside the settlement boundary and although indicated for only two houses, is large enough to have a significant adverse impact on the landscape setting of the village The particular urban form of the settlement incorporates limited development on the south side of the main road	Check existing LDP GIS layer wild land Check the landscape impact using capacity study if one is available Site visit	-	Application of environmental resources policy on landscape to prevent erosion of local distinctiveness, diversity and quality	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							

	Site assessment question (click on links embedded in the text 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)	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	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 existing surrounding land uses	OS map and site visit	0	n/a	0
	Are there any known constraints to development e.g. ownership, marketability etc.	Material Assets		Check CFS form	n/a		n/a