SCOTTISH NATURAL HERITAGE

COMMISSIONED REPORT

Perth Landscape Capacity Study

Report No. F99LH24A

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This is a joint report to SNH and Perth and Kinross Council

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SCOTTISH NATURAL HERITAGE

COMMISSIONED REPORT

Summary

Perth Landscape Capacity and Green Belt Study

Report No: F99LH24A/F99LH24B
Contractor: David Tyldesley and Associates

Background

The Perth Local Plan area continues to experience high levels of population growth and consequent pressure for new development. It is also recognised as an area which is sensitive to changes in the landscape. This Study was commissioned to assess the capacity of the landscapes around Perth, and 17 of the other larger settlements in the Local Plan area, to accommodate further built development, (in the form of small, or larger, scale expansion or a new settlement).

The Study will inform the locational strategy of the development plan. It also continued the development of landscape capacity assessment techniques (involving officers of SNH and the Perth and Kinross Council). The second phase of the Study assessed the need and justification for a Green Belt around Perth and advised on possible inner and outer boundaries (and the role that a Green Belt may play in controlling development pressure and managing landscape change).

Main Findings

- The landscapes around Perth have extremely limited capacity to accommodate further urban expansion if the setting and character of this fine city are to be sustained.
- There is scope for substantial new development at Bankfoot, Bridge of Earn, Grange and Woodside/Burrelton, and for a new settlement on the Firth Lowlands at Grange.
- Four settlements have scope for smaller scale development but nine villages have effectively reached their capacity to accommodate new development of significant scale.
- A Green Belt around Perth is fully justified.
- An inner boundary is recommended and the implications of alternative tighter or wider outer boundaries is discussed.

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Summary

This study was commissioned to assess the capacity of the landscapes around Perth, and 17 other settlements in the Perth Local Plan area, to accommodate further built development in order to inform the locational strategy of the development plan.

The project followed published good practice techniques in landscape character assessment and developing methods of landscape capacity assessment. It involved officers of both the Perth and Kinross Council and Scottish Natural Heritage in the fieldwork and assessment processes so that they could better understand the methods and outputs.

The study area contained 6 regional landscape character types shown on Figure 1, as follows: Highland Summits and Plateau (west edge only); Igneous Hills (the Ochils and Sidlaws); Lowland Hills (eg the Gask Ridge); Broad Valley Lowland (eg Strathearn); the Lowland River Corridors of the Tay and Almond; and the Firth Lowlands from Perth to Inchture.

These were subdivided into a series of units and sub-units for assessment in relation to each of the settlements and to assess the capacity of the landscape to accommodate a new settlement in addition to the one under consideration at Oudenard, by Bridge of Earn.

The assessment concluded that the landscapes around Perth have extremely limited capacity to accommodate further urban expansion if the setting and character of this fine city is to be sustained. There is some scope for further development in the Almond Valley, between Gannochy and New Scone and, in the longer term, possibly at Berthapark. Elsewhere, significant urban expansion would seriously detract from the character and distinctiveness of the landscape.

In relation to the size of the settlements, there is scope for substantial new development at Bankfoot, Bridge of Earn, Grange and Woodside/Burrelton, as shown on the relevant plans.

In relation to the size of the settlements, there is scope for smaller scale expansion at Abernethy, Methven, New Scone and Inchture, as shown on the relevant plans.

The settlements of Balbeggie, Dunning, Errol, Forgandenny, Glencarse, Guildtown, Luncarty, Stanley and Pitcairngreen have effectively reached their capacity to accommodate development in landscape and visual terms other than carefully selected infilling or rounding off, in some cases.

The outstanding character and relationship with the landscape setting of Dunning, Errol, Forgandenny and Pitcairngreen should be particularly safeguarded and the precautionary principle should apply when the effects of development on these settlements are uncertain.

There is scope to accommodate a new settlement in a large part of the Grange sub-unit of the Firth Lowlands landscape type and a potential Area of Search is identified. A few other landscape sub-units have the capacity to accommodate a new village but not of the size that would be required to make it viable and sustainable in respect of other considerations.

1. Purpose and objectives of the study

Perth is widely recognised as one of Scotland's finest cities. It is located on the valley plain of the River Tay, just above the estuary, and on steeply rolling hills all of which contributes to its distinctive character. To north and south lie the high, craggy, volcanic Sidlaw Hills, the steep escarpments of which contrast sharply with the flat river plain; form dramatic backdrops to the city and provide spectacular view points of the urban area, with its many fine buildings and open spaces, including the distinctive "inches" and islands of the Tay.

Perth is an expanding city and has seen considerable growth over the last few decades for housing, industry, retail and commercial uses. It is the service centre for a large hinterland and recent major inward investments have further strengthened its role in the local and regional economy. The city and surrounding areas have popular tourist attractions, not least the fine landscapes of rolling, wooded agricultural lowlands, the Tay valley and the hills of the Sidlaws, Ochils and southern Highlands.

The Perth and Kinross Council (PKC) is about to prepare a replacement Structure Plan for Perth and Kinross. Recognising the important relationships between the city and its surrounding landscapes and settlements the Council and Scottish Natural Heritage (SNH) commissioned this project to help to inform decisions that will need to be made about the location of new development in the Structure Plan area.

The Structure Plan will deal with the consequences of a period of sustained population and household growth, which is forecast to continue through the Plan period to 2011. The growth pressures are particularly strong in the Perth area, so this is the focus of the project. The Structure Plan will represent a long-term sustainable development strategy, and must therefore balance a range of planning issues, including landscape.

Much of the landscape around Perth is covered by local Area of Great Landscape Value designations, and there are several important Historic Gardens and Designed Landscapes. Nevertheless, the landscape will have to accommodate new growth, especially housing and business development. Development around Perth could take a number of forms:

a) Expansions of Perth on existing edges;
b) Expansions of surrounding villages;
c) Creation of a new village or villages.

This development will have to be balanced against the protection and enhancement of landscape, and suitable measures for landscape protection will need to be incorporated in the Structure and Local Plans. An option which the Council wishes to examine is a formal Green Belt for Perth. A separate report examines the Green Belt issues (*Perth Green Belt Study*, SNH, 2000)

The objectives of the Study are:

- To identify long-term preferred options, in landscape terms, for development;
- To identify areas where development should be discouraged;
- To evaluate the landscape setting of Perth and its surrounding villages, identifying key resources for protection/enhancement;
- To identify an area or areas where a new village could potentially be accommodated, in addition to that already being considered at the former hospital site at Oudenard by Bridge of Earn.

Landscape character is only one of many considerations in the development of the Structure Plan's locational strategy. It is emphasised that this Study and Report only address landscape issues, and do so in isolation of all other planning considerations. This Report's recommendations and conclusions may be adopted by the Council or they may not be adopted, for sound planning reasons, because other planning considerations are judged, on balance, to outweigh the landscape issues.

On its own, therefore, this Report cannot be taken or used to justify a case for granting or refusing planning permission, or allocating or not allocating a site for development in a development plan. The Report seeks to identify potentially appropriate and less appropriate locations for development, from a landscape point of view, as a contribution to the overall locational strategy of the Structure Plan and to provide important guidance in relation to accommodating development in the landscape.

2. The Landscape Context

SNH undertook a national programme of landscape character assessment, in association with local authorities and other partners, between 1994 and 1999. Part of the national programme was the *Tayside Landscape Character Assessment* (1) of 1997.

This Study draws heavily upon the 1997 assessment and the following publications and databases:

a) SNH and the Countryside Agency, 1999, *Interim Landscape Character Assessment Guidance* 1999 (2).
b) SNH, 1999, *Landscape Character Assessment National Database and GIS* (3).
c) *Tayside Structure Plan* Approved 1997 (4).
d) *Perth Area Local Plan*, PKC, Adopted 1995 (5).
e) *Perth Area Local Plan Alteration/Housing Land* Adopted October 1998 (6).
f) *Perth Area Local Plan*, 1995, Technical Appendix (7)
g) Scottish Office, 1996, National Planning Policy Guideline No. 3 *Land for Housing* (8)
h) Scottish Office, 1991, Planning Advice Note No. 36 *Siting and Design of New Housing in the Countryside* (9)
i) Scottish Office, 1994, Planning Advice Note No. 44, *Fitting New Housing Development into the Countryside* (10).
j) Scottish Office, National Planning Policy Guideline 11, *Sport, Physical Recreation and Open Space* (11)
k) Scottish Office, Planning Advice Note 52 *Planning in Small Towns* (12)

All landscape character assessments need to be designed and adapted, within the framework of a common, overall methodology, to suit the scale and purposes of any given project. The 1/50,000 assessment of 1997(1) serves the purpose well in terms of its role in the national programme and its assessment of the whole of the former Tayside Region for a wide range of purposes. This project is a much more detailed and specific one, concentrating on relatively small areas, so it requires a more detailed classification and description. The 1/50,000 scale *Tayside Landscape Character Assessment* was found to be too broad for the purposes of this Study.

However, early familiarisation work broadly verified the landscape classification in the 1997 Assessment and began the process of detailing this generally to a scale of 1/10,000. This was adopted as the most appropriate scale for this study, except in the larger study area of Perth where a scale of 1/25,000 was used.

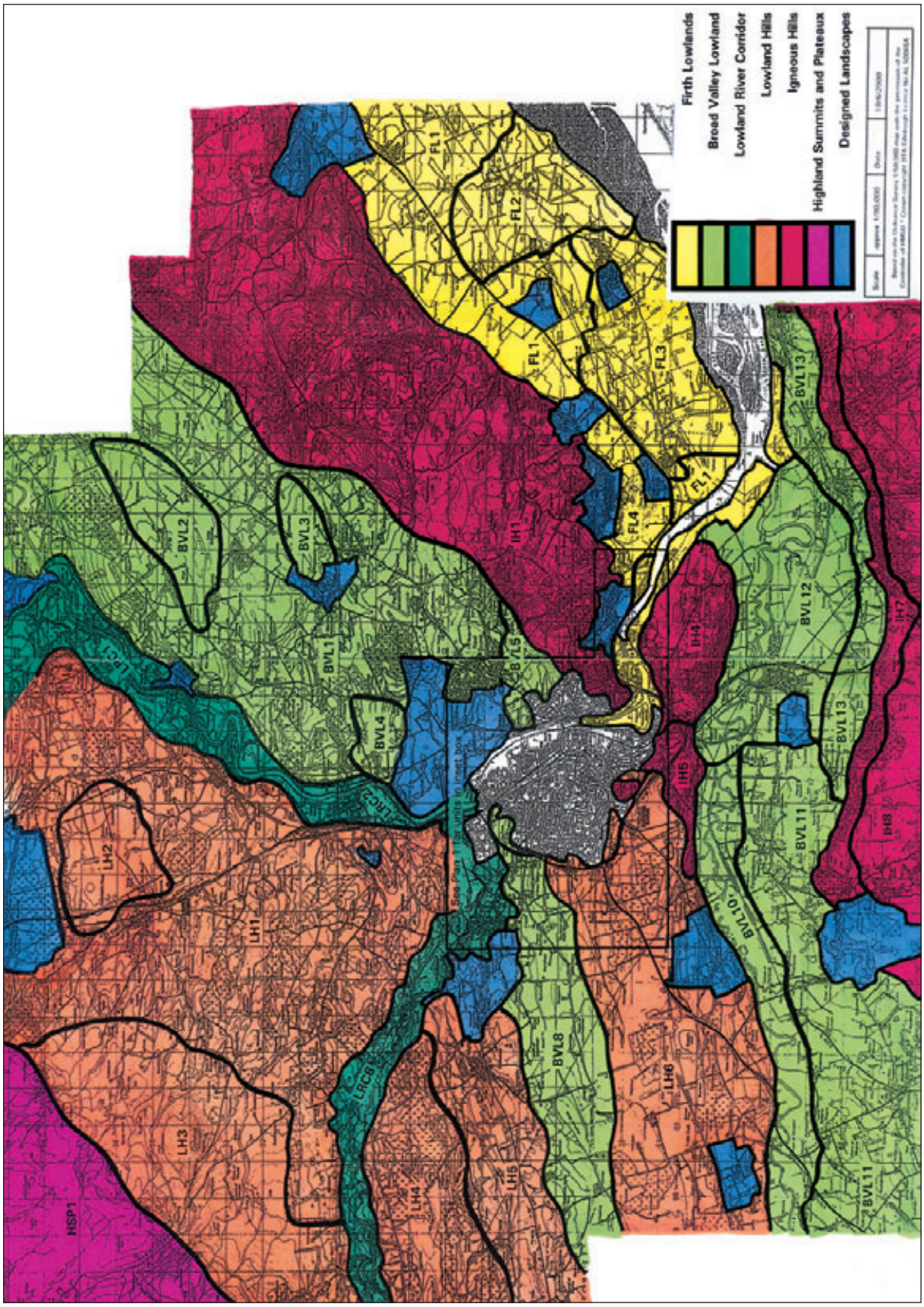
As would be expected, some boundaries of landscape units in the 1997 Assessment have been adjusted as a result of the detailed work in this project. However, the two assessments are broadly compatible, the 1997 Assessment remains valid for the purposes for which it was designed and landscape classification terminology is consistent between the studies.

The regional landscape character types involved in the study are shown on Figure 1 and listed below:

- Highland Summits and Plateau (west edge only)
- Igneous Hills
- Lowland Hills
- Broad Valley Lowland
- Lowland River Corridor and
- Firth Lowlands

These are further analysed and classified into smaller areas of local landscape character units, as described in Section 5. Figure 1 follows on an unnumbered page and shows the principal designed landscapes, the six landscape character types (in different colours), divided into their sub-units, as explained in Section 5.

Figure 1 Landscape Character Types and Units in the Study Area



3. The Planning Context

Perth and Kinross has experienced a period of population and household growth from the mid-1980's. This growth peaked in the late 1980's at c.1000 people per year. Growth is forecast to continue throughout the period of the next Structure Plan to 2011 and beyond. Government forecasts are based on a net growth of c.500 people per year. Perth and its landward area, with some 60% of the population of the Structure Plan area, will continue to be the focus of demand. The Perth Area Local Plan, which covers this area, was recently subject to an Alteration to identify more housing land. The alteration addresses the period to 2006; the Structure Plan must consider the period to 2011 and possibly beyond. Clearly, then, the Structure Plan will have to deal with long-term demands for development land, for housing and employment in particular. The bulk of this demand will arise naturally in the Perth Local Plan area (5). In addition, constraints to development may begin to be experienced in other areas for a variety of reasons, further increasing pressure in the Perth area.

The Perth area comprises Perth city, with a population of c. 42,000, and over 20 villages of significant size. These villages range in size from New Scone, with a population of some 4000, to villages with 200–500 population. Although the larger villages have some services, all the villages look to Perth to some extent for employment, services and amenities. Therefore Perth and its outlying villages function as a single Housing Market area, and the development strategy will have to take account of this.

The Local Plan areas – Highland; Strathearn; Eastern and Kinross – are also subject to various development pressures but the options for accommodating growth are more limited in these areas. In addition, the scale of growth to be accommodated cannot be determined without full consideration of the constraints and market issues. It is clear, however, that under any scenario the Perth Area will require to accommodate significant growth. Therefore this landscape capacity study concentrates on the Perth Area.

The Perth Area Local Plan Alteration (6) put forward a strategy to guide growth based on 5 strands:

- Continue to develop/redevelop within Perth city boundaries;
- Seek extensions to Perth (the Almond Valley Village to the north-west was considered the only feasible option at the time);
- Expand some larger villages where infrastructure and amenities exist or can be created;
- Promote a new village – the preferred location is at Oudenard, by Bridge of Earn;
- Seek a range of small-scale opportunities in smaller villages.

The choice of sites in the Alteration reflected this strategy, but also a wide range of planning objectives including potential landscape impact. It is likely that this will remain a long-term framework to guide development strategy decisions in the Perth area. However, it does not preclude the identification of further extensions to Perth or new villages.

In approving this broad strategy, the Council requested that the possibility of a Green Belt for Perth be examined and options brought forward. The Structure Plan review is the mechanism for this. No formal Green Belt has ever existed in Perth and Kinross. However, the landscape setting of Perth and some of the villages is protected by a number of designated Areas of Great Landscape Value. This local designation is under review, and there is an issue as to the extent to which a Green Belt can or should achieve similar protection for key landscape resources. This forms the subject of a separate report to SNH and the Council.

The landscape capacity study brief required an assessment of the city of Perth and the following 17 settlements selected by the Planning and Development Services Department of Perth and Kinross Council as being appropriate for the capacity assessment (see Figure 2):

a) North of Perth and East of the Tay
   Balbeggie
   Guildtown
   New Scone
   Woodside/Burrelton

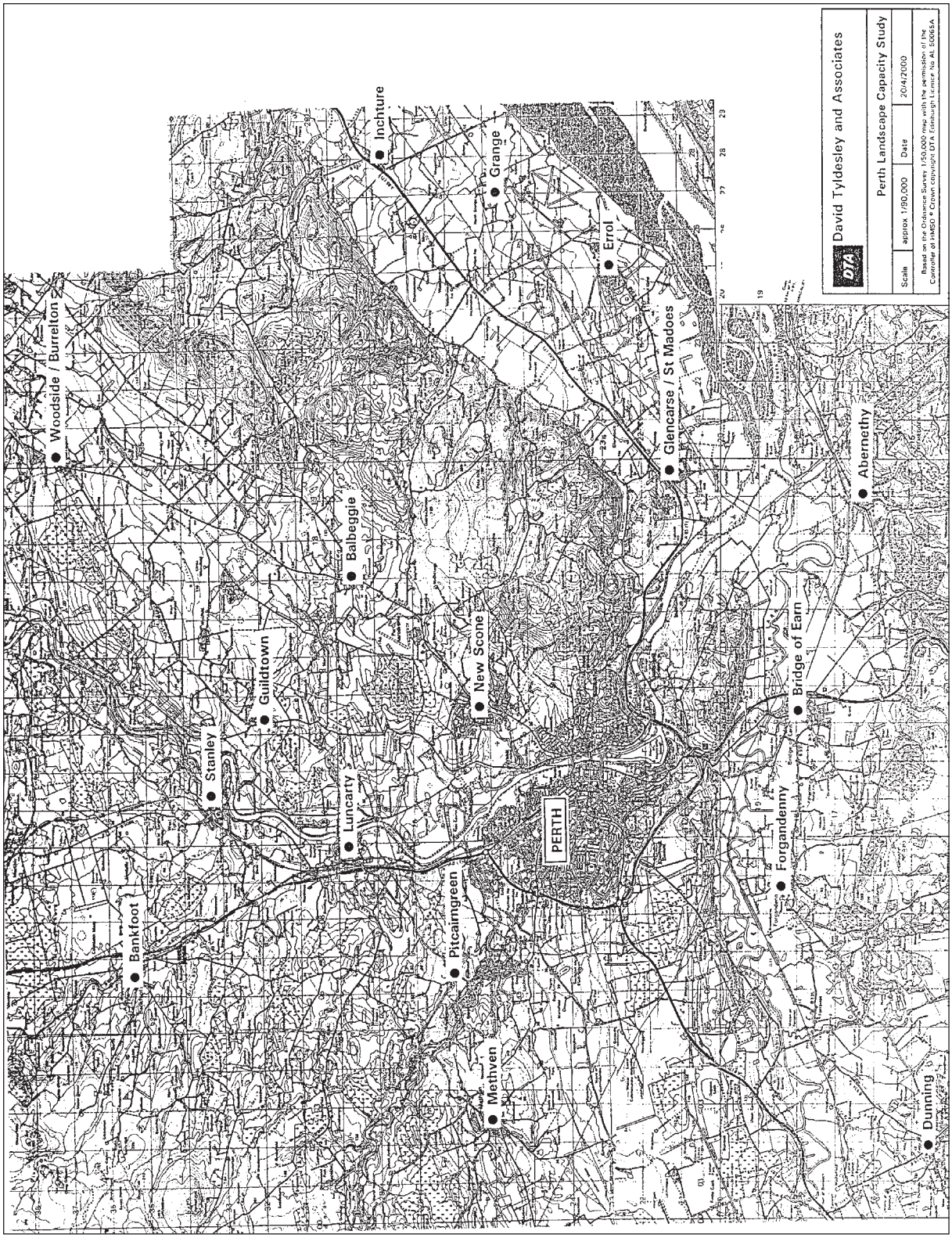
b) North of Perth and West of the Tay
   Bankfoot
   Luncarty
   Stanley

c) East of Perth
   Errol
   Glencarse/St. Madoes
   Grange
   Inchture

d) South of Perth
   Abernethy
   Bridge of Earn/Kintillo
   Dunning
   Forgandenny

e) West of Perth
   Methven
   Pitcairngreen

Figure 2 Location of the 18 Settlements Studied



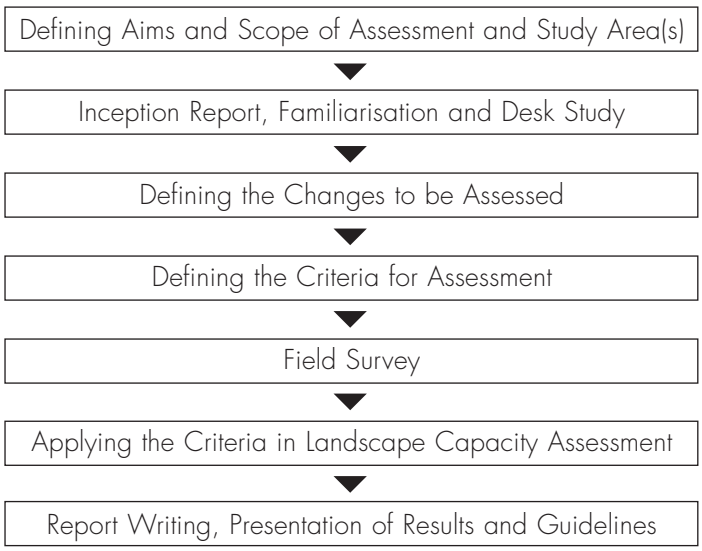
4. The Landscape Capacity Method

The method follows that outlined in the Countryside Commission publication "*Landscape Assessment Guidance*" (CCP 423) (13) and the more recent guidance which is contained in "*Interim Landscape Character Assessment Guidance*" produced by the Countryside Agency and SNH, including landscape capacity studies outlined in Section 8 (14). The study is also consistent with the impact assessment methodology advocated by the Landscape Institute in "*Guidelines for Landscape and Visual Impact Assessment*" (15).

This body of good practice guidance was extended to include methods developed generally for capacity assessments and specifically for built development and settlement expansion, drawing on the consultants' experience gained in other landscape capacity projects in Scotland (16).

Essentially, capacity evaluation is a systematic and chronological process through the steps shown in Figure 3. However, it can also be an iterative process and some steps may be repeated in a cycle part way through the method as the criteria are refined and applied.

Figure 3 Outline of Landscape Capacity Assessment Method



Defining Aims, Scope and Areas of Assessment

The Brief defined the aims and scope of the Assessment as set out in Section 1.

The areas assessed were those which formed the landscape setting of the 18 settlements (Perth and 17 villages) as shown on Figure 2 and listed.

Inception Report and Familiarisation

The Inception meeting on 16th February 2000 clarified various aspects of the Brief. The 18 areas of study and the overall method of the study were agreed.

Familiarisation of the study areas was completed within three days of the inception meeting and the initial landscape classification and settlement descriptions were reported in the Inception Report which was submitted on 26 February 2000.

Desk Study

This stage studied published material including that relating to geology, hydrology and wider planning issues. It helped to identify the more detailed landscape character units and began to identify and describe their characteristics and combinations. It also helped to build an up to date picture of pressures on the landscape.

Defining the Changes to be Assessed

The study objectives require the assessment to identify areas where an expansion of built development would be appropriate, in landscape terms; and areas which should be protected from built development in terms of the sensitivity of their landscape character and visual amenity.

In this context the form of built development assumed for the purposes of this study are as follows:

Perth: a wide range of development types including conventional, domestic-scale residential, community and business development together with conventional larger scale buildings associated with retail, warehousing, industrial and commercial uses but excluding unusually high structures, or wide-span buildings, specialist buildings or uses requiring extensive areas for outside storage.

In the 17 other settlements: conventional single or two storey development of domestic scale which may include houses, bungalows, small industrial premises or retail and business premises of domestic rather than industrial scale.

In all cases it has been assumed that the buildings would be well designed and would use traditional or other appropriate building techniques and materials. It is also assumed that the development would include a strong framework of structural landscaping including ground modelling, where appropriate, and tree planting of appropriate scale, area, design and species composition to ensure that the development achieves a good fit in the landscape.

Define the criteria for the assessment:

This critically important stage defined the criteria of the assessment so that these may be applied in a systematic and impartial judgement and the conclusions of the assessment summarised into meaningful advice.

The capacity assessment involves the study and analysis of the landscape setting of each settlement, of the origins, context, form, character and development of the settlement and its links and relationships with the landscape.

Preliminary analysis and the experience of the consultancy team, indicated that there were likely to be four key aspects to the capacity assessment:

a) **Physical constraints:** eg a motorway or river;
b) **Landscape constraints:** important features or characteristics of the landscape that would be adversely affected, to a significant degree, by built development, including for example, designed landscapes, strong and typical landform features, characteristic features such as woodlands, field patterns, linear or point features or characteristics such as solitude, openness or simplicity which indicate that the landscape unit is less appropriate for built development.
c) **Settlement Form and Pattern:** where new or further built development would affect an important historical or natural influence which had resulted in a settlement exhibiting a good landscape fit, for example, a strong linear form or other shape related to topography or hydrology or historical land use or patterns of buildings or activities.
d) **Visual constraints:** where new or further built development may have significant adverse effects on important views in or out of or across/over a settlement.

The Study, therefore, developed these four aspects into criteria which could be systematically applied to each settlement as explained.

Physical Constraints

Criterion A:

Are there significant constraints to development caused by the presence of substantial natural or artificial physical obstructions to development that, in practicable terms, could not be overcome?

Two examples are the River Tay to the east of Luncarty and the A90 dual carriageway north of Inchture.

If such constraints exist, no further analysis of capacity is undertaken for development in respect of that area.

Landscape Constraints

Criterion B:

Would new or further built development have a potentially beneficial, adverse or neutral effect on the character of the landscape unit, assuming it was of appropriate scale, well designed, built in appropriate materials and external finishes and colours and, where necessary, suitably landscaped?

For this criterion, the main aspects or attributes of landscape character which would be likely to influence the assessment were:

a) **Physical Characteristics and Features:** Landform, land cover/land use, linear features, point features, and settlement pattern and distribution, eg of steadings and dwellings.
b) **Aspects of Landscape Experience:** These are characteristics that contribute to the experience of the landscape, things which are seen, or heard, or perceived through other senses but which are not physical properties of the landscape, for example colour, texture, pattern, movement and sound. Clearly there are overlaps and links with the settlement pattern which itself may be reflecting some of these attributes. In this study the aspects of landscape experience most relevant to the capacity

assessment are: shapes and patterns in the landscape; diversity and complexity; colours, textures and seasonal variations; openness and spaces in the landscape; and the ambience of the area including coastal or maritime influences, wildlife, sounds, smells etc.

c) **Artistic, Historical and Cultural Aspects:** Designed landscapes; important landmarks and their settings (eg cairns and monuments); important above ground archaeological features; and cultural or historical associations with the arts or battlefields etc, and their settings where relevant. Areas which exhibit particularly fine examples of historically distinctive landscapes that are mature and intact and have retained their historical integrity also fall to be considered here.

The assessment recognises that built development can be the catalyst or vehicle for landscape restoration or enhancement. Self-evidently most forms of significant built development will change the character of most landscape types in the immediate vicinity of the development. However, this assessment judges the effects of development on the landscape character unit (see Section 5) as a whole, in more general terms.

Built development has formed an integral part of lowland landscapes in Scotland for many hundreds of years. Historically, buildings and settlements have added to the distinctiveness and character of landscapes and modern development can add to or detract from (or have a neutral or insignificant effect on) that character and distinctiveness.

As explained, this assessment requires judgements to be made but the assessment should not purport to be more sophisticated or complex than it is. Numerical scoring or grades are unrealistic and unhelpful. For the requirements of the Brief it is adequate and more appropriate simply to indicate whether the changes potentially would be beneficial, neutral or adverse.

Settlement Form and Pattern

Criterion C

Would new or further built development sustain or blend with or detract from or have a neutral effect on the existing form, and pattern of the settlement where this reflects natural influences or historical land use or activity which in turn means the settlement has a good landscape fit and relates well to its landscape setting?

Of particular importance in relation to the assessment of built development is the historic settlement pattern and the extent to which this has been sustained or modified. It is worth clarifying our definitions of "settlement pattern" and "settlement" in this project:

"settlement pattern" refers to the distribution and location of "settlement", in its original and widest sense, that is, domestic and/or agricultural built development in the landscape, whether it is associated with single steadings or large villages. For example, cottages, steadings, villages etc may occur in a line, perhaps along a hillfoot or spring line and this creates a distinctive pattern in the landscape which is closely related to natural features.

"settlement" as a single word is used in its narrower, planning sense, meaning a village or other substantial built up area which is capable of being defined by a settlement boundary, such as the 17 villages which form the subject of the capacity assessment.

Compatibility of changes to the overall shape of settlements and their fit in the wider settlement pattern of the landscape is essential if new development is to sustain the appreciation of these distinctive settlement patterns and characteristics. In this study, settlement pattern, settlement morphology and the design, external finish and landscape fit of buildings are of critical importance because many of the settlements in the assessment have retained distinctive settlement shapes and patterns and strong links with their landscape setting.

Visual Constraints

Criterion D

Would new or further built development intrude into or obstruct important views of or from or over or across the settlement, or views of or from important landmarks or features and could development make the settlement more or less conspicuous in the landscape?

This assessment includes the visual effects of development; such as the obstruction of views (eg by new buildings) or intrusion into views; how conspicuous the development may be or whether it would affect important skylines or views, for example, those seen from dwellings, roads, paths and viewpoints. Some visual effects may be reduced by mitigation measures, however, these may themselves have adverse effects on the landscape or may obstruct important views in the attempt to prevent views of the new development.

The elements which were considered in respect of Visual Constraints are as follows:

Views and Approaches:
The impact on views of and approaches to the settlements from the principal approach roads, especially where there are distinctive focal points such as towers or spires.

Important Outward Views:
The impact of development on views out of the settlement where these are strategically significant and distinctive and an important aspect of settlement character.

Skylines, Ridges and Hill Tops:
The potential effect on distinctive skylines, ridges and hill tops where settlements have strategically significant and distinctive, recognisable skylines, or where the settlement avoids such elevated areas.

Conspicuity: In all cases, whether development would be located in a visually conspicuous location, such as open, flat ground or on open, high or rising ground, where this is not already a key positive landscape characteristic.

It will be seen that mere visibility or even conspicuity of development is not necessarily an adverse effect. Some settlements are conspicuous and that is a part of their distinctiveness and a positive contribution to the landscape character. Again, a relatively simple approach to the presentation of the assessment is taken with a three point scale, indicating beneficial, neutral or adverse visual effects is adopted in the assessment.

Objectivity and Consistency

Unlike the assessment of physical constraints in Criterion A, the assessments in Criteria B–D inevitably involve relative or comparative judgements. Such judgements are partly about objective changes (eg measurable changes to land cover or the addition or removal of physical features) and partly subjective (eg changes to patterns, diversity or openness). The judgements do not, however, involve an analysis of personal, individual responses to the changes. Thus, the assessment records whether the changes would be compatible with landscape character or appear as conspicuous features in views, but does not attempt to consider whether people may find the landscapes or views more or less "beautiful", "attractive", "picturesque", "unsightly", "ugly" etc as these are all related to individual responses.

The systematic and rigorous nature of the assessment, stopping short of the wholly subjective individual response, means that the analysis can be supported by rational explanation. For example, it is likely to be clear as to whether built development would intrude into or obstruct a view from a particular viewpoint and this is recorded in this assessment. The process does not, however, go on to attempt to determine whether people would find the intrusion unsightly; this would depend on the individual observer.

Another advantage of this approach is that it leads to a high degree of consensus and consistency in the conclusions. During the course of the assessment the consultants were accompanied by six officers of the Council and SNH. These six officers had no previous experience of landscape capacity assessment and five had no professional landscape training. Over the course of two separate days they were very briefly trained in the method of assessment but encouraged to reach their own conclusions. They were able to identify the detailed landscape character sub units of the Firth Lowlands and assess the landscape capacity of three settlements. Their conclusions were consistent between all six officers and with the consultants assessment in this report.

Mitigation

It will be apparent that mitigation is a very important element of the assessment because it can substantially reduce or even avoid the adverse effects that development may otherwise have on the landscape resource, landscape experience, other landscape features and visual amenity. Consequently, the assessment under each of these criteria includes the incorporation of mitigation measures that would normally and conventionally be required or offered in respect of development. Thus, the assessment is based on the assumption that all reasonable mitigation measures will be provided. Mitigation is not, therefore, included as a separate criterion but integrated into the four criteria throughout the assessment. Where mitigation measures over and above those that would normally be expected are required to accommodate development the relevant plans and descriptions indicate what other measures are required.

Field Survey

The fieldwork for the assessment in this report was undertaken by qualified Landscape Architects with extensive experience of Landscape Character Assessment at 1/50,000, 1/25,000 and 1/10,000 levels. The fieldwork for the capacity assessment was undertaken in three stages in March and April 2000.

Following initial field surveys and trials, a fieldsheet was developed which reflected the landscape and settlement characteristics most relevant to this study. The fieldsheet acted as an aide-memoir, to ensure that

landscape and settlement characteristics were observed, recorded and analysed in a systematic and consistent way for each settlement.

The Landscape Capacity Assessment

The stage involves applying the criteria in a systematic and impartial judgement as explained in previous paragraphs. The criteria for all of the subject headings were applied systematically to each of the settlements in respect of the different landscape character units and/or the potential directions for further built development.

Presentation of Results

This report presents the findings of the capacity assessment. As explained, a three point scale provides a simple expression of the results of applying the criteria and helps to indicate the effects of development on the different aspects assessed. The three point scale is represented by symbols in summary tables which explain the application of the criteria. This makes the analysis and presentation more understandable and substantially reduces the volume of text. The tables are supplemented by maps and illustrations of each settlement which indicate the various features referred to in the text of the report.

Table 1 Summary of Landscape Capacity Assessment Criteria

Assessment Criteria	✔	❍	✘
Physical Constraints	No significant visual impact even where development may be noticeable		Physical constraints to development. No further assessment undertaken
Landscape Constraints	Development could have a positive effect on landscape character eg via enhancement or restoration of characteristic features	Overall a neutral effect on landscape character	Overall a negative effect on the character of the landscape
Settlement Form/Pattern	Development could sustain or blend with settlement morphology and patterns	Overall development would have a neutral effect on settlement form and pattern	Development would detract from important aspects of settlement form and pattern
Visual Constraints	Development could enhance views or visual amenity	No significant visual impact even where development may be noticeable	Substantial visual impacts – development would be uncharacteristically conspicuous

5. Landscape Classification

Introduction

The process of Landscape Character Assessment provides a better understanding of the landscape resource to enable better landscape planning, conservation, restoration, management and enhancement. It is based on the principle that all landscapes have a range of features and characteristics which not only give them their appearance but also contribute to their wider character, for example through historical, artistic or cultural associations. In combination, these features and characteristics provide landscapes with their "character" or distinctiveness - their sense of place. Modern landscape planning does not seek to preserve the existing landscape "*in aspic*", but to manage change in a way which conserves, and where necessary enhances or restores, the distinctiveness of landscapes.

The whole assessment process is undertaken by qualified and experienced landscape architects and includes detailed desk studies, fieldwork, classifying and describing landscape character into distinct landscape character types, considering pressures for change in the landscape, assessing the capacity of the landscape to accommodate those changes, and making recommendations, in the form of guidelines, for managing the changes.

Thus, an analysis of geology, soils, topography, hydrology, land cover, land use, physical features and characteristics and the experience of the landscape and its associations enables landscapes to be classified into a series of distinctive landscape character types. These may occur once or in more than one location in any study area.

The National and Regional Landscape Context

In 1999, SNH completed a national programme of Landscape Character Assessment. The *Tayside Landscape Character Assessment* (1) was a contributory part of that programme. The programme classified the whole of Scotland into a series of landscape character types which represent areas with the same or similar combinations of landscape characteristics and features. A landscape character type may occur uniquely or in several different parts of a region or the country. These different areas of landscape types are called landscape character units and they have been mapped across the whole of Scotland. It is, therefore, possible to set the landscapes of the study areas into their regional and national context.

Table 2 summarises the classification of the national, regional and local landscape character types which occur in the study area. They are mapped generally on Figure 1 and detailed on the individual settlement plans. They are described in Section 6.

Not all parts of each landscape character type are homogenous. There are subtle variations in the combinations and extent of the main characteristic features which make each specific part slightly different to others and gives everywhere its sense of place and identity.

Thus, whilst each landscape character type may have a number of geographic units, these in turn may be sub-divided into landscape character "sub-units". The more detailed the assessment the more landscape types and the more units and sub-units of each type will be identified.

This more detailed classification and sub-division of units enables a better assessment of the capacity of the study areas to accommodate changes. The boundaries of the landscape character sub-units that emerged during this study are shown on Figure 1 and they are referenced on the individual settlement plans.

In addition to these generic landscape character types, the study area is particularly rich in historic gardens and designed landscapes, many of which are or national importance and on the national inventory maintained by SNH and Historic Scotland (17). The main historic gardens and designed landscapes in the study area are shown generally on Figure 1 (in light blue colour) and more specifically on the settlement plans. Broadly from north to south they are:

Murthly Castle;
Rossie Priory;
Glendoick;
Branklyn Gardens (too small to show on Figure 1);
Inchyra; and Invermay
Meikleour;
Battleby;
Balthayock;
Dupplin Castle;
Stobhall;
Scone Palace;
Megginch Castle;
Gask House;
St Martin's Abbey;
Methven Castle;
Kinfauns Castle;
Errol Park;
Kilgraston House

Table 2 Derivation of Landscape Character Types in the Study Area

National Context SNH National Database	**Regional Character Types (Tayside Assessment 1997)**	**Landscape Character Units**	**Local Landscape Character Sub-Units**	**Settlements Within or Partly Within/ Adjacent to the Units**
High, Massive, Rolling, Rounded Mountains of the Highlands	Highland Summits and Plateaux	Glen Shee	HSP1 Glen Shee	None
Upland, Igneous and Volcanic Hills (Cleish, Lomond, Ochil, and Sidlaw Hills)	Igneous Hills	Sidlaw Hills North of Perth	IH1 Muirhall IH2 Kinnoul & Deuchny Hills IH3 Kinnoul Scarp	Perth
		Sidlaw Hills South of Perth	IH4 Tarsappie – Rhynd IH5 Kirkton – Craigend IH6 Craigie Hill	Perth
		Ochil Hills	IH7 Ochil Scarp IH8 Ochil Uplands	Abernethy
Lowland Hills	Lowland Hills	Obney to Logiealmond	LH1 Obney to Logiealmond	Bankfoot, Stanley, Luncarty, Pitcairngreen
			LH2 Cairnleith Moss	Bankfoot
			LH3 Glen Shee Foothills	
		Keillour Ridge	LH4 Keillour Plateau LH5 Keillour Slopes	Methven
		Gask Ridge	LH6Gask Ridge LH7 Broxden LH8 Craigie Knowe	Perth

Table 2 (cont) Derivation of Landscape Character Types in the Study Area

National Context SNH National Database	Regional Character Types (Tayside Assessment 1997)	Landscape Character Units	Local Landscape Character Sub-Units	Settlements Within or Partly Within/ Adjacent to the Units
Agricultural Lowlands of the North-East	Broad Valley Lowland	Strathmore	BVL1 Strathmore	Woodside/Burrelton, Guildtown, Balbeggie, New Scone
			BVL2 Burrelton Burn	Woodside/Burrelton
			BVL3 Balgray	Balbeggie
			BVL4 East Walkmill	None
			BVL5 Pickstonhill BVL6 Whinniemuir BVL7 Langley Burn	New Scone, Perth
		Keillour	BVL8 Huntingtower BVL9 Crematorium Woods	Perth
		Strathearn	BVL10 Earn Corridor	Forgandenny
			BVL11 Earn Valley Hills	Dunning, Forgandenny, Bridge of Earn/Kintillo
			BVL12 Earn Plain BVL13 Hillfoot	Bridge of Earn/ Kintillo, Abernethy
	Lowland River Corridor	Lower Tay	LRC1 Lower Tay Gorge	Stanley, Luncarty
			LRC2 Tay Floodplain	Perth
		Glenalmond	LRC3 Berthapark LRC4 Inveralmond Valley LRC5 Inveralmond Roundabout	Perth
			LRC6 Glenalmond	Pitcairngreen
Lowland Coastal Landscapes of the North-East	Firth Lowlands	Inner Tay	FL1 Carse of Gowrie	Inchture, Errol
			FL2 Grange	Grange
			FL3 Pitfour – Errol	Errol, Glencarse/ St Madoes
			FL4 Kinfauns	Glencarse/St Madoes
			FL5 Friarton – Insherrit	Perth

6. Landscape Description

Introduction

The general descriptions which follow relate to the main landscape character types in the study area and are drawn from the *Tayside Landscape Character Assessment*, 1997 (1), modified to make them more particular to the study area, rather than the wider Tayside area as a whole. The individual settlement plans show the areas around the settlements together with the boundaries of the main landscape character types and the sub-units of each type that lie close to the settlements. These descriptions form an essential pre-requisite to the understanding of landscape character and thus the assessment of the capacity of the landscapes to absorb various types of change.

Six of the regional landscape character types in Tayside occur in the study area, as shown in Table 2 and Figure 1.

Broad Valley Lowlands

Key Characteristics

The key characteristics of the Broad Valley Lowlands in the study area are:

- broad rolling straths formed by glacial erosion;
- undersized, inconspicuous, misfit rivers;
- complex local topography caused by glacial deposition;
- good quality soils with a mix of cultivated land and pastures but;
- a dominance of arable with cereal and root crops;
- the influence of large estates, particularly in terms of rural architecture and designed landscapes;
- many, often large coniferous or mixed plantations with some broadleaved woodlands;
- large, regular, field patterns with hawthorn and beech hedges;
- tree and hedgerow loss weakening landscape character.

Location

In Tayside there are five broad lowland valleys or straths. They share a range of common characteristics which set them apart from other valleys and glens. There are, however, significant variations in landscape character within this type, and the three which occur in the study area are:

a) Strathmore;
b) Strathearn; and
c) the Pow Water Valley between the Gask Ridge and Keillour Forest.

Geology

These areas share a common geological structure, based on the broad band of Old Red Sandstone that runs south-west to north-east through the heart of Tayside. Bounded by harder schists and grits to the north

and lavas and tuffs to the south, and already lowered by down-faulting, this soft rock was easily eroded by the ice sheets which extended across the region during the period of glaciation. These created much wider and deeper valleys than the scale of existing rivers might suggest. At the end of the last Ice Age, retreating ice sheets deposited a considerable amount of drift within these valleys, much of which was further modified by meltwater flows below or around the ice. This created the complex local topography of outwash terraces, eskers and dry valleys that occur in many places today. Much of the glacial material was locally derived and have given rise to the distinctive red soils that are visible when fields are ploughed.

Settlement and Land Use History

While surviving stone circles, standing stones and other monuments point to prehistoric use of these areas, most of the present landscape has been substantially modified since medieval times. Valleys such as Strathmore had comprised extensive areas of rough grazing, scrub woodland and unproductive wetland. The process of draining and improving the land was begun in the tenth century when groups of monks came to the area. One of the principal centres was Coupar Angus where a major Cistercian Abbey was founded in 1164, and many of the moors and mires were brought into agricultural use over subsequent centuries.

The process of improvement entered a new phase with the parliamentary enclosure of the eighteenth and nineteenth centuries, creating the structure of rectilinear fields that are evident today. A characteristic of this period of enclosure was the planting of many trees (oak, beech, chestnuts and ash) along field boundaries. These would have given shelter and provided a source of building timber and firewood. Up to two hundred years later, where they survive these mature (or even over-mature) trees make a critical contribution to the rich character of the lowland straths. The large estates, with their baronial mansions and castles, designed landscapes, pleasure grounds, ornamental woodlands, avenues and policies make an equally important contribution.

Settlement is spread regularly but not densely across these areas, with the large often prominent and elevated steadings typically being a dense cluster of solid, 18th and 19th century stone and slate houses, barns and outbuildings mixed with modern steel clad sheds of far greater scale and modern materials.

Characteristics

It is in Strathmore that the distinctive character of the landscape is most evident. From a distance, the area appears as a very broad, flat bottomed valley enclosed by the Highland Foothills to the north and the rising sweep of the Sidlaws' north-facing dip-slope to the south. Where estate planting survives, for example around Glamis, the strath landscape is rich and textured and particularly colourful during spring and autumn. Where the trees have been lost, it is an open and expansive landscape of rectangular fields punctuated with a scatter of large farmsteads. The landscape of the strath contrasts strongly with neighbouring areas of upland, particularly where the woodland structure has survived.

Strathearn, extending from Crieff eastwards to the Bridge of Earn has a similar structure to Strathmore. To the south it is enclosed by the steep slopes of the Ochils, while to the north the Gask Ridge separates it from the valley of the Pow Water. There are a number of significant differences, however. The first is scale. Strathearn is considerably narrower and less extensive. Furthermore, the River Earn is a more evident feature in the landscape, its broad sinuous loops meandering back and forth across the floodplain. The strath also accommodates a railway and the main A9 dual carriageway. Where the woodland structure is thin,

the road and its traffic are very visible. Overall, however, the strath retains a rich, well wooded agricultural landscape, particularly towards the east.

The Pow Water valley, lies between the Gask Ridge and the lowland hills of the Keillour Forest. It is a shallow, small scale agricultural valley, with field and woodland patterns similar to those of the larger lowland valleys. Much of the valley floor has been drained to provide pastures and arable land.

Firth Lowlands

Key Characteristics

The key characteristics of the Firth Lowlands in the study area are:

- predominantly flat carseland of gently rolling, slightly elevated fringes to the Inner Tay Estuary;
- sharp contrast with the steep escarpment of the Sidlaws to the north and a sharp break of slope at the hillfoot;
- extensive views over the Firth of Tay to the Ochil foothills in Fife to the south;
- estuarine reedbeds and mudflats;
- large, regular, geometric, open, rectangular fields of high quality arable land;
- pockets of horticulture and fruit growing with remnants of old orchards;
- large modern steadings with large buildings, modern machinery and stacks of agricultural crates, pallets and boxes;
- in part, the industrialised airfield and steadings with ancillary haulage, transport, sawmill and other businesses;
- at Pitfour – Errol, distinctive well wooded designed landscapes;
- strong linear features and movement of the A90 trunk road and the Perth Dundee railway line;
- conspicuous vertical structures eg pylons and towers and distinctive landmarks including Errol church;
- decaying hedges and hedgerow trees, dilapidated fencing, or no field boundaries at all;
- drains cut deeply into the ground and only evident where riparian trees and shrubs mark the line of the banks;
- many settlements of many different sizes and types in a relatively modern, organised, often intensively managed busy landscape.

Location

Along the northern side of the Firth of Tay, between Perth and Dundee lies an area of estuarine lowland known as the Carse of Gowrie. Bounded to the north by the steep escarpment of the Sidlaw Hills, the area forms one of the most fertile parts of Scotland.

Geology and Topography

The Carse of Gowrie is underlain by Upper Red Sandstone and a smaller area of Carboniferous Limestone which occurs in the vicinity of Errol. The bedrock, however, is buried beneath a thick capping of superficial deposits, laid down by retreating ice sheets, and by the estuarine and marine deposition. Though the area would once have been subject to frequent tidal flooding, the upward movement of the land mass following the melting of ice sheets means that this no longer occurs. The area averages about 10m AOD, rising to a

maximum of 50m AOD at Errol. The wetter areas were drained and have been intensively farmed for over two hundred years but the flat landscape and their depth makes the drains inconspicuous. The edge of the estuary is often marked by a distinct bank before extensive reedbeds and mudflats are reached.

Settlement and Land Use History

The Carse of Gowrie is principally an agricultural area and the landscape is dominated by large, geometric, arable fields. Field boundaries are often absent, the distinction between different fields marked by drainage ditches or simply by changes in crop. Hedges and hedgerow trees are more common along roads and tracks, though even here many hedges, though trimmed, have become gappy, and lost trees have not been replaced. The reedbeds near Errol are the largest in the UK and the most important commercially for the production of thatching reeds. The area has a history of apple growing with blossoms from surviving orchards still noticeable during the spring. However, there are few remaining orchards now, although soft fruit growing is still much in evidence towards Kinfauns. The airfield at Grange is industrialised though still operational for private commercial and recreational flying. Other activities include the manufacture of bricks and pipes from local clay at Errol.

Unlike the carselands in the Midland Valley of Scotland, this is a well settled area, with a number of villages and a dense scatter of farmsteads and hamlets. Some of the more historic settlements are sited on low hills or slight rises in the otherwise level landscape; Errol, for example, projects out into the carse on a ridge some 30m higher than the lowland around Grange. A number of castles (eg Castle Huntly, Pitfour Castle and Megginch Castle) and large estates eg Errol Park also contribute to the landscape.

Highland Summits and Plateaux

Key Characteristics

The key characteristics of the Highland Summits and Plateaux are:

- vast areas of high, rolling uplands separating the principal glens;
- sharply defined and often craggy hills with distinct summits and ranges, separated by fault line lochs;
- vegetation patterns closely reflecting geology, altitude and exposure and include heather, grassland, blanket bog and arctic alpine plant communities;
- most of the area managed as open moorland;
- little or no settlement;
- some extensive plantations;
- an open, exposed, rugged, remote and wild landscape.

Location

This landscape type is extensive in Tayside but occurs only on the north-west edge of the study area. It is in the "West Highland" type in the Tayside Landscape Character Assessment (1), comprising part of the Ben Chonzie/Sron Mhor/Meall nam Fuaran and Craigvinean Forest areas between Strathearn and Loch Tay/Strath Tay.

Geology and Characteristics

Dalradian and Moinian grits and schists dominate the geology, forming broad bands running south-west to north-east, parallel to the Highland Boundary Fault. These rocks were once the sediments of limestones, sandstones and shales, metamorphosed by heat and pressure to form huge schist mountains which, over millions of years, were reduced to the mountains we see today. The area also has significant intrusions of other rock forming parallel bands. These rocks include granites, limestones, quartzites and intrusive diorite. These differing rock types can have an important influence on local landform. Harder rocks result in outcrops, softer rocks result in eroded basins. They also influence vegetation patterns.

Vegetation on the schists varies with altitude and exposure. On the moorland slopes below 600m, the land cover tends to be dominated by heather, mixed with sedge, rush, bog asphodel, cotton grass, and purple moor grass. On some of the shallower plateau slopes blanket bog has developed, with peat lying a metre or more deep. Heather is particularly extensive on drier moorland slopes, turning the hillsides purple and pink in late August and September. Grass moorland tends to dominate elsewhere.

Most of the vegetation is managed for grouse, deer and sheep. There are a few patches of semi-natural woodland on slopes up to about 600m, and there are coniferous plantations on less exposed slopes.

Settlement and Land Use

The Highland Summits and Plateaux are almost devoid of settlements in the study area with habitation limited to scattered, usually isolated steadings. The hills in the study area are mainly used for sheep grazing, forestry and water supply.

Igneous Hills

Key Characteristics

The key characteristics of the Igneous Hills are:

- the Sidlaw and Ochil hills, comprising hard volcanic rocks;
- very distinctive scarp and dip slopes;
- generally open landscapes of almost conical summits dominated by grass moorland or coniferous plantations;
- several designed landscapes with some large houses having panoramic views over the Tay;
- scarp slopes form prominent backdrops to the lowlands and enclose the Firth;
- short burns and rivers flowing from deep, short and steep glens;
- a few large glens through the hills.

Location

To the south and east of the Old Red Sandstone lies a band of hard volcanic rocks. More resistant than the surrounding beds, these rocks survive as the Ochil Hills which run from the boundary with Fife as far as Perth, and the Sidlaw Hills which run from Perth north-east towards Forfar. The Ochils and Sidlaws represent two parts of the same geological structure. Once a broad arch of volcanic rocks would have extended over the

area occupied by the lower part of Strathearn and the Firth of Tay. Weakened by compression, the crest of this arch was eroded away, revealing the softer rocks beneath. The resulting landforms comprise a pair of scarp slopes (in the Ochils facing north, in the Sidlaws, south) and a pair of dip slopes (in the Ochils facing south, in the Sidlaws, north).

The Ochils

The Ochils are the larger of the two hill ranges, rising to over 500m and extending up to 12km in width in places. The hills are drained by a large number of short burns and small rivers, flowing northwards into Strathearn and Strathallan and southwards into the Loch Leven Basin. Most glens are short and steep.

Though there are areas of improved pasture and even some cultivation within the more sheltered glens, the land is generally of low fertility and unimproved rough grazing is prevalent, along with locally extensive coniferous afforestation which is prominent in this open, large scale landscape. Further west, in Strathearn, the woodland is less formal.

The natural defences provided by the steep slopes overlooking lowland routes are reflected in a large number of hill forts. There is a particular concentration of such sites along the northern escarpment of the Ochils and along key routes through the hills. Later castles occupy positions lower down the slopes and in the glens themselves.

The Sidlaws

The Sidlaws are lower and less extensive than the Ochils but still have a rugged upland character which contrasts sharply with the lowlands. They are most distinct at their southern end where the south-east facing scarp, the Braes of the Carse, rise almost vertically to tower over the Carse of Gowrie, and where the shallower, north facing dipslope meets the Strath Tay near Scone. Even here the hills are barely 5km wide. Further north the hills subside, particularly along their south-eastern side, gradually merging into the farmland plateau. From the north, however, the hills continue to present a distinctive profile of smooth rounded hills which contain the views within Strathmore. The lower elevation of the Sidlaws is reflected in more productive agricultural land. While grass and some heather moorland predominate on the upper parts of the hills, it is not uncommon to find arable and improved grassland fields, enclosed by stone dykes, in the more sheltered open basins. Broadleaf woodland is limited to steep slopes (such as the southern scarp face) and river valleys.

Though elevated and often exposed, the landscape of the Sidlaws reflects many hundreds of years of settlement. Many Stone Age hillforts can be found, exploiting the natural defences provided by the steep hills. Bronze Age burial mounds occupy other key locations on prominent ridges overlooking the lowland. There are few Roman or Pictish remains, but several Medieval castles and mottes are located to defend routes through the hills. Several follies are found through the hills. The most notable of these include the series of towers built along the top of the south-facing cliffs overlooking the Carse of Gowrie and apparently designed to recreate the landscape of the Rhine Valley in Germany. More recent changes have taken the form of coniferous plantations which are less extensive than in the Ochils, and the telecommunication masts which have been built at the summit of a number of hills. A number of existing and disused quarries are found in the Sidlaws, reflecting the value of the hard volcanic rocks that occur there.

Lowland Hills

Key Characteristics

The key characteristics of the Lowland Hills are:

- low ridges and hills separating lowland straths and adjoining the nearby uplands;
- geology of soft, red sandstones;
- transitional character with pastures on lower slopes, giving way to rough grazing and even open moorland;
- evidence of several phases of historic settlement;
- extensive woodland, including coniferous plantations.

Location

Between Strathallan and the Strath Tay at Dunkeld lie a series of low ridges and hills, separating the lowland valleys. The principal examples include the Gask Ridge west of Perth, the Keillour Forest south of Glen Almond and the Bankfoot Hills between Glen Almond and Dunkeld, all of which lie partly in the study area.

Characteristics

The Lowland Hills lie to the south of the Highland Boundary Fault, entirely on the broad band of Old Red Sandstone which runs south-west to north-east across the region. A series of quartz-dolerite dykes run through several of the hills, however, contributing to their greater resistance to erosion. One such dyke runs westwards from Perth along the Gask Ridge to the River Earn near Crieff.

These Lowland Hills form the transition between the Highland to the north and west and the lowlands to the south and east. They vary in height, the lowest being the Gask Ridge which rises to just 150m AOD. In contrast to the areas of true upland to the north, these hills are generally smooth and well rounded. Small valleys cut easily into the sandstone creating a series of convex ridges and valleys to the north of the lower part of Glen Almond.

The transitional nature of the hills is reflected in landcover and vegetation. Pastoral and even arable fields on the lower slopes give way to rough grazing and then to open moorland as height is gained. However, on the Gask Ridge farmland extends onto the summit line and the land is quite fertile. There is a considerable amount of coniferous afforestation, especially on the less fertile glacial tills. Large plantations are found on the lower slopes of the Knaik Hills, along the Gask Ridge and in the Keillour Forest. Smaller plantations are found along the valleys which drain the Bankfoot Hills.

The hills are rich in prehistoric remains including standing stones, cairns, stone and hut circles. Roman occupation is equally well represented by forts (eg at Braco and west of Buchanty at the head of lower Glen Almond), roads (e.g. along the Gask Ridge) and signal stations. The hills' location close to several 'gateways' to the highlands is reflected in the number of castles and fortified houses. Examples include Huntingtower and Keillour Castles. Many of these became transformed into landscaped estates over subsequent centuries. Today, agriculture predominates. There are, however, signs of modern development including the busy A9 corridor where it climbs over the Gask Ridge to the west of Perth, the lines of pylons which fan out from the highland glens carrying power to the lowlands, and a number of telecommunication masts (eg on Kirkton Hill near Perth) exploiting the hills' proximity to settled lowland.

Lowland River Corridors

Key Characteristics

The key characteristics of the Lowland River Corridors are:

- well defined river corridors in broader lowland landscapes;
- meandering, often incised gorges through softer sandstones;
- semi-natural woodland on steeper slopes;
- rapids, weirs and mills where harder rocks cross the valley.

Location

Two lowland river corridors stand out as having distinctly different characters from the surrounding landscape. The first is the River Tay corridor between the Highland Boundary fault and the Firth of Tay at Perth. The second, which is of a much smaller scale, is the lower section of Glen Almond from the Highland Boundary fault eastwards to Perth.

Characteristics

Unlike their upper reaches where both rivers are constrained within glens cut through the hard schists and grits, south of the Highland Boundary Fault the Almond and the Tay flow onto the softer Old Red Sandstones. Here the rivers have been able to meander more freely, though rising land levels following the end of the last Ice Age have resulted in both rivers developing incised channels. Where the more resistant igneous dykes cross the rivers, rapids and cataracts occur.

After crossing the Highland Boundary Fault near Murthly, the Tay swings in a series of broad meanders across a wide, flat floodplain. As it flows south the meanders tighten and the river enters an inner valley gorge up to 40m deep. Within this incised channel, there is little or no floodplain and the fertile haughs found upstream are absent. Many of the steep slopes are clothed in deciduous woodland, further increasing the sense of enclosure which cuts the river off from the wider landscape. South of Stormontfield, the Tay valley broadens once more, forming the broad basin with river terraces occupied by Perth and Scone. However, encountering the hard igneous rocks of the Sidlaws, the river has cut a narrow, valley turning eastward to the Carse of Gowrie.

The River Tay has stimulated several phases of settlement. In prehistoric times, it is likely that the fertile haughs of the river attracted hunter-gatherers and the earliest settlers. However, as with other locations close to gateways into the Highlands, the defensive structures of Roman and subsequent era have left a more lasting mark on the landscape. The strategic importance of Strath Tay, leading both north and west through the uplands is reflected in the presence of a Roman fort at Inchtuthill south of Spittalfield, and a series of smaller castles such as those near Kinclaven and Stanley. Medieval settlement was focused at Perth, a strategic location in the Tay gap, and at the lowest bridging point. The landscape quality of the river corridor contributed to the later development of landscaped estates associated with historic houses such as Murthly, Meikleour and Scone. The series of rapids that are found along the River Tay stimulated the development of watermills, powering Perthshire's textile industry during the industrial revolution. Mills were constructed at several places, most spectacularly at Stanley. Here the river turns through a tight meander, enclosed within

a 40m deep gorge. A tunnel was built through the neck of the meander, leading water away from a weir to power mills further downstream.

The River Almond has some striking similarities with the Tay, reflecting its proximity to the Highlands and its common geological structure. Most notable perhaps is the 40m deep, gorge-like valley that the river has cut before it enters the open floodplain of the Tay above Perth. Many of the slopes are too steep to farm and are clothed in broadleaved woodland.

7. Landscape Capacity Assessment: Perth

Landscape Character Types	Firth Lowlands	Broad Valley Lowland
	Lowland River Corridor	Lowland Hills
	Igneous Hills	Designed landscapes
Landscape Units	Please see Table 3 for the landscape sub-units that occur in the vicinity of Perth	
Plans and Figures	Plan 1 and Figures 4 and 5	

Landscape Setting and Relationship With Urban Morphology

Perth was originally located entirely on the valley plain of the River Tay, just below the confluence with the River Almond; just above the estuary; at the lowest bridging point and where the River Tay had long before cut a dramatic gorge through the volcanic rocks of the southern tip of the Sidlaw Hills. Since the 19th century, however, the city has gradually accelerated its growth until it has now:

a) spread deeply into the Broad Valley Lowlands of Strathmore and the Almond;
b) flowed up the narrow Lowland River Corridor of Glenalmond;
c) tenuously crept to the very edge of the Tay's floodplain avoiding the "inches" and islands of the river;
d) climbed high up the steeply rolling Lowland Hills around; and
e) begun to encroach precariously onto the steep wooded footslopes below the high, rugged, exposed Igneous Hills of the Sidlaws.

This complex structure, closely related to topography and geology makes a major contribution to Perth's distinctive character. To north and south lie the high, craggy, volcanic Sidlaw Hills, the steep escarpments of which contrast sharply with the flat river plain; form dramatic backdrops to the city and provide spectacular view points of the urban area, for example, from Kinnoull Hill, Binn Hill and Craigie Hill.

The views reveal a city which still relates strongly to its landscape setting. But all around there are signs that the relationship is vulnerable to reaching the limits of change, as each ridge-top or key break of slope has been reached by modern development which has the engineering and technical capability to disregard natural constraints in a way that past development could not.

The dynamic growth of the city has been part of its history and character, but the city appears to be reaching the brim of the vessel in which it is contained. Even so, the views also reveal a detail of the planned layout of the city centre, the close relationship with the river and a host of fine buildings and open spaces, including the distinctive "inches" and islands of the Tay. In short, one of the finest cities in the country with a very remarkable landscape setting.

Perth is an expanding city and has seen considerable growth over the last few decades for housing, industry, retail, distribution and commercial uses (see Section 2). As explained in the introduction, the object of this study is to examine the potential for further development of the Perth urban area from a landscape and visual point of view.

Whilst the criteria and techniques for this assessment are the same as for the villages, the presentation is summarised in the following Table in a slightly different form to make this very complex analysis more accessible, and to reduce the volume of material without removing the explanation of the rationale for the assessment.

Around the entire perimeter of the city the landscape types have been broken down into detailed sub-units. Each sub-unit is individually assessed for its capacity to accommodate development. Where important, a distinction is made between large scale and small scale buildings and types of development. The conclusions are summarised in Plan 1.

Table 3 Summary of Landscape Capacity Assessment – Perth

Landscape Character Unit		Assessment				
Ref	**Name**	**PC**	**LC**	**SF**	**VC**	**Comments**
	Designed Landscapes		X			Development in the designed landscapes of national importance would be unacceptable in landscape terms on historic, artistic, aesthetic, horticultural and cultural grounds so no further assessment is considered
DL1	Scone Palace		X			
DL2	Branklyn gardens		X			
DL3	Kinfauns Castle		X			
	Broad Valley Lowland					
BVL5	Pickstonhill	✔	❍	❍	✔	With a suitable landscape framework, the lower parts of these units of the Broad Valley Lowlands are appropriate for built development in landscape and visual terms
BVL6	Whinniemuir	✔	❍	❍	❍	
BVL7	Langley Burn	✔	❍	❍	❍	
BVL8	Huntingtower	✔	❍	X	X	The A9 has formed a strong physical feature preventing development from sprawling along the valley lowlands and has helped to protect the setting of the Huntingtower
BVL9	Crematorium Woods	✔	X	❍	X	Important landscape features on urban edge visible from the A9
	Firth Lowlands					
FL5	Friarton – Insherrit	✔?	X	X	X	A small extension on the south bank to the motorway bridge would not adversely affect this unit. However, generally, this is a vitally important part of the settlement morphology where the Tay has cut through the Igneous Hills creating important geological and landform features, including the island, the narrow river corridor, the wooded, cliff-like slopes of the Sidlaws, and the narrow floodplain at Kinfauns Holdings. The river corridor penetrates deeply into the urban form. The whole unit is extremely conspicuous especially from the bridge and Tarsappie. With the Sidlaw escarpment it forms one of the major elements of the city's landscape setting giving Perth its distinctive identity. Parts may be liable to flood.
	Igneous Hills					
IH1	Muirhall	✔	X		X	These hill slopes are distinctly rural and upland in character. They provide an important backdrop to parts of the city, views of Scone and Bridgend, recreational walking routes and a sense of the upland agriculture which strengthens the relationship of the city to the Sidlaw Hills. Development would also be conspicuous.
IH2	Kinnoull and Deuchny Hills	✔	X	X	X	Development of Kinnoull Hill would destroy the irreplaceable roles of this unit in the creation of the city's landscape setting, character, appearance, identity, distinctiveness, history and culture. The wooded hills have unique recreational and aesthetic values related to their landscape character, views and wildlife. They are the essential setting for the Kinnoull and Binn Hill Towers and Kinfauns castle and its designed landscape.
IH3	Kinnoull Escarpment	X				Not physically possible to build on the steep cliff-like slopes but, even if it was, the same comments and assessment apply as for IH2.

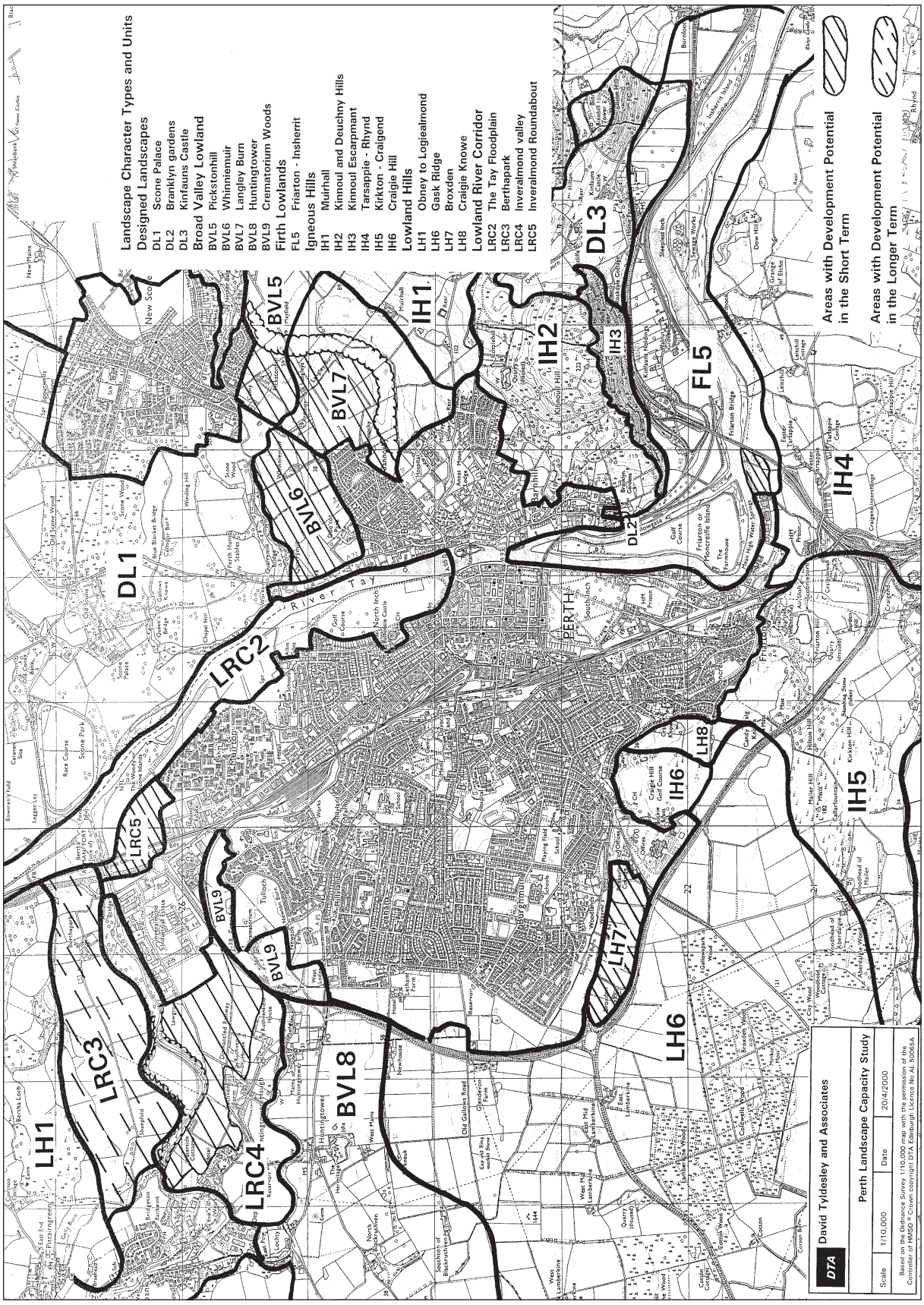
Table 3 (cont) Summary of Landscape Capacity Assessment – Perth

Landscape Character Unit		Assessment				
Ref	**Name**	**PC**	**LC**	**SF**	**VC**	**Comments**
IH4	Tarsappie – Rhynd	✔	X	X	X	Both these units contain some small scale, linear settlements which have been drawn by the views and the road corridors. IH5 also has a number of masts and a quarry and both meet at the Craigend Interchange with motorways passing through them. Nevertheless, they have helped to create the form of the city, they have a distinct rural and upland character clearly related to the Sidlaws. They perform vital functions in creating the landscape setting and identity/distinctiveness of Perth and provide probably the best views of the city. Conversely any development would be extremely and inappropriately conspicuous.
IH5	Kirkton – Craigend	✔	X	X	X	
IH6	Craigie Hill	✔	X	X	X	This small outlier of the igneous rocks forms an important and distinctive landscape feature. It is highly visible and provides excellent views of the city and the Tay. The golf course complements the upland character.
	Lowland Hills					
LH6	Gask Ridge	✔	X	X	X	The A9 has formed a strong physical feature restraining development from sprawling along the Gask Ridge which is important because the ridge landscape is not associated with extensive built development. The woodlands are important landscape features and the hills are prominent in many views, especially from the A9 and the motorway on these important approaches to the city.
LH7	Broxden	✔	❍	❍	❍	This unit is appropriate for development from a landscape and visual point of view. It was severed from the Gask ridge and its landscape context by the motorway and is strongly related to the urban area. It is seen as part of the urban foreground.
LH8	Craigie Knowe	✔	❍	❍	X	Whilst the lower part of this unit could be developed without detriment to the landscape setting of the city or the character of the Lowland or Igneous Hills adjacent, the upper parts would be conspicuous. It is noted that the area has been planted as community woodland which will enhance the setting of the urban edge.

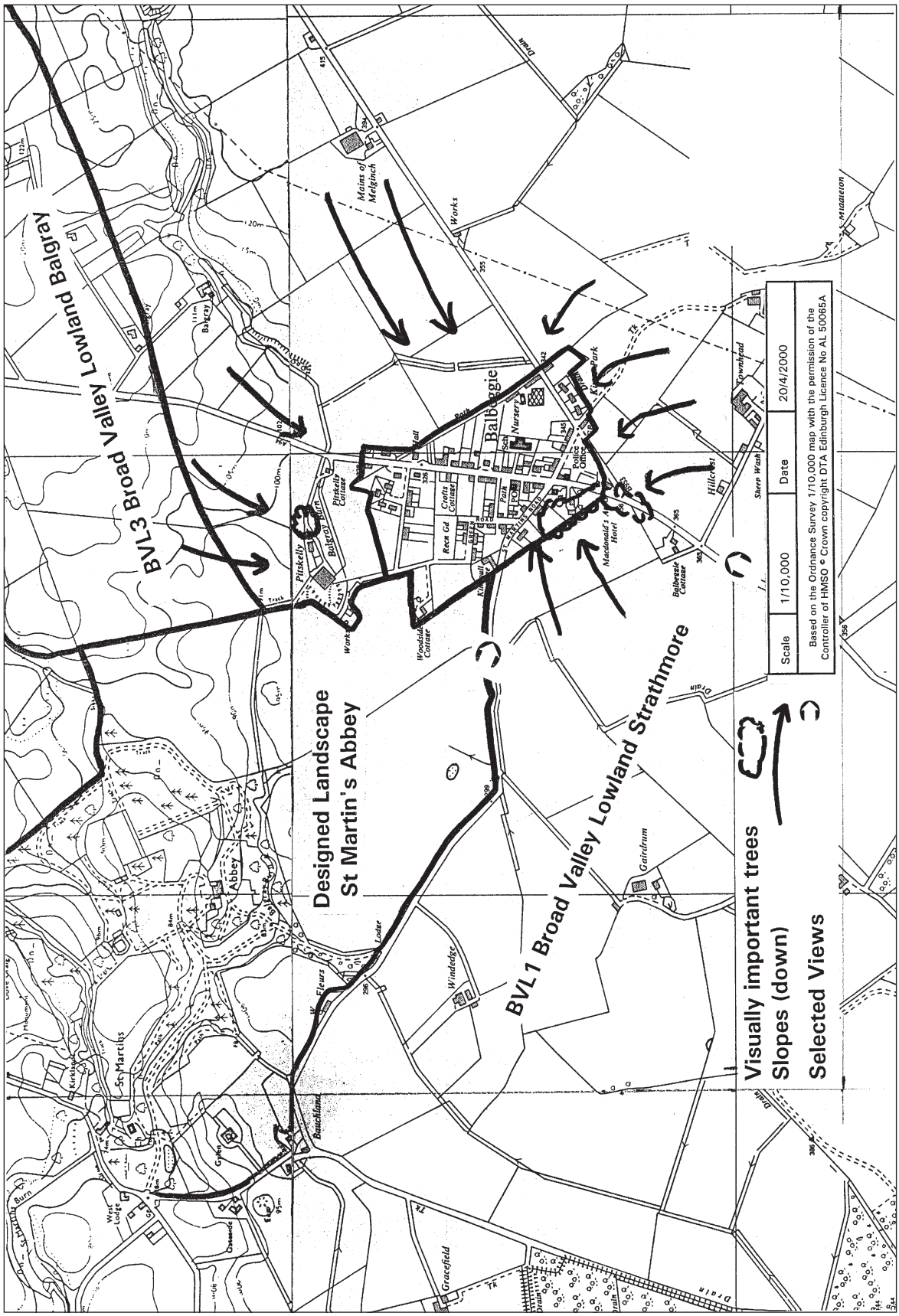
Table 3 (cont) Summary of Landscape Capacity Assessment – Perth

Landscape Character Unit		Assessment				
Ref	**Name**	**PC**	**LC**	**SF**	**VC**	**Comments**
	Lowland River Corridor					
LRC2	The Tay Floodplain	✔?	X	X	X	The floodplain of the Tay narrows as the river approaches Perth. It provides an important setting for the nationally important Scone Palace designed landscape on the east bank. The green valley floor with the sparkling and ever hurrying flow of the river penetrates the urban area like a green finger of countryside reaching the heart of the city centre. This landscape unit is indispensible and of irreplaceable value to the form, appearance, life, history, culture and enjoyment of the city.
LRC3	Berthapark	✔	❍	❍	❍	Unlike the Tay, the River Almond has not played a key role in shaping the city. Until recently it lay well to the north and although flooding may historically have deterred development the valley has been subject to extensive building at Almondbank. The Inveralmond Industrial Estate has eliminated the rural character of the valley and there is now only about 700 metres of open land either side of Ruthven House and Farm. The riparian woodland along the north bank of the Almond now forms the backdrop to the industrial development and the river has been almost hidden at the foot of the bank, behind the new buildings. The Ruthvenfield House area remains important as part of the setting of the Huntingtower castle but otherwise this valley corridor has been extensively urbanised. Built development in units LRC4 and 5 would not significantly adversely affect landscape or visual interests. There is also scope for development in unit LRC3 at Berthapark; however, although sufficiently sensitive to merit a more detailed landscape and visual impact analysis than is possible in this city-wide assessment the unit may well be the best longer term option for residential type development than any of the others after BVL5, 6 and 7; LH7 and LRC4 and 5. Industrial or other larger scale buildings would be inappropriate in the scale and character of this unit.
LRC4	Inveralmond Valley	✔				
LRC5	Inveralmond Roundabout	✔				

Plan 1 Perth


Landscape Character Types and Units
Designed Landscapes
DL1 Scone Palace
DL2 Branklyn gardens
DL3 Kinfauns Castle
Broad Valley Lowland
BVL5 Pickstonhill
BVL6 Whinniemuir
BVL7 Langley Burn
BVL8 Huntingtower
BVL9 Crematorium Woods
Firth Lowlands
FL5 Friarton - Inshernit
Igneous Hills
IH1 Muirhall
IH2 Kinnoul and Deuchny Hills
IH3 Kinnoul Escarpment
IH4 Tarsappie - Rhynd
IH5 Kirkton - Craigend
IH6 Craigie Hill
Lowland Hills
LH1 Obney to Logiealmond
LH6 Gask Ridge
LH7 Broxden
LH8 Craigie Knowe
Lowland River Corridor
LRC2 The Tay Floodplain
LRC3 Berthapark
LRC4 Inveralmond valley
LRC5 Inveralmond Roundabout
Areas with Development Potential in the Short Term
Areas with Development Potential in the Longer Term
DL1
DL2
DL3
BVL5
BVL6
BVL7
BVL8
BVL9
IH1
IH2
IH3
IH4
IH5
IH6
FL5
LH1
LH6
LH7
LH8
LRC2
LRC3
LRC4
LRC5
PERTH
River Tay
DTA David Tyldesley and Associates
Perth Landscape Capacity Study
Scale 1/10,000
Date 20/4/2000

Plan 2 Balbeggie



8. Landscape Capacity Assessment: Settlements North of Perth/ East of The Tay

Balbeggie

Landscape Character Type Broad Valley Lowland

Landscape Units BVL1 Strathmore; BVL3 Balgray; Designed Landscape St. Martins Abbey

Plans and Figures Plan 2 and Figure 6

Landscape Setting

Balbeggie lies in a deep fold in the rolling topography of the Broad Valley Lowlands. This is a key feature of the village's relationship with its landscape setting as there are slopes to the north, east, south-east and south-west. The fold is formed by the convergence of a number of small burns. The landscape to the south and east of the village is typical of the Broad Valley Lowlands with a mix of arable and quite extensive pastures with many woodlands and plantations. However, to the north north-east of Balbeggie the landscape is noticeably more open with no woods and fewer features generally; here it is predominantly arable and relatively more exposed. This forms the landscape character sub-unit of Balgray. Abutting the north-western edge of the village is the walled enclosure of the St Martin's Abbey designed landscape which is of national importance. The village is very close to the park, and the relationship between the village and the designed landscape is enhanced by the visual links created by the strong linear feature of the stone wall on the eastbound approach and views between the village and the walled fields.

Settlement, Form, Pattern and Character

Originally a small, linear, crossroads village on the edge of the St Martins Abbey park. Balbeggie has grown in recent years with modern developments in depth towards the park in the west and to the south-east. However, the village is still in a very compact form and has retained its strong relationship with the landform and burns which have helped to shape its landscape setting. The path between the two roads forms a distinct eastern edge to the village.

Buildings, Materials and Colours

A wide variety of building materials and colours are present in both older and modern single and two storey buildings. White and cream harling and grey stone prevail with grey and brown roofs. The Macdonalds Arms Hotel forms an important focal point and gateway feature at the southern entrance to the village, along with a line of mature trees on the west side of the road.

Views and Viewpoints

Views into the village are relatively limited because of the settlement's low-lying position. Generally views are restricted by landform and trees so that only short-range views are possible, where the village is seen in the fold of the slopes from all approach roads, but particularly from the north and south. Views out are more extensive, over the open farmland, especially from the upper floors of the houses. A large coniferous tree is a very noticeable point feature at Pitskelly

Table 4 Landscape Capacity Assessment – Balbeggie

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North/ North-east	✔ None	X Would detract from relationship of village with landform and burns	X Would detract from compact, crossroads form discreetly sheltered in a dip and contained by slopes	❍ None
East	✔ None			X Would detract from distinct edge created by path and burns
South	✔ None			X Would detract from visual relationship of the hotel, trees and slopes at southern entrance
West/ North-west	✔ None	X Would detract from relationship between village and designed landscape		X Would detract from visual relationship with the St. Martin's designed landscape

Guildtown

Landscape Character Type Broad Valley Lowland

Landscape Unit BVL1 Strathmore

Plans and Figures Plan 3 and Figure 7

Landscape Setting

The landscape setting of Guildtown is typical of the broad valley lowland landscapes of Strathmore with the rolling topography providing long, sweeping slopes covered in arable and grasslands with many large coniferous and mixed plantations and some broadleaved woodlands, often located on the hill tops and thus forming prominent wooded skylines and backdrops to the steadings and villages. There are also many roadside trees and hedges of Hawthorn and Beech. To the north-west of the village lies the edge of the Lower Tay Gorge at Campsie but the fishermens' inn is one of the few indications of the proximity of the river. The village lies at about 70m above sea level, on the relatively flat land of a terrace, part way down the long slope from Wolfhill to the north-east (c. 135m) down to Cambusmichael to the south-west (c. 35m). The Cambusmichael Burn forms the southern edge of the settlement and the rising land of a small ridge forms the northern extremity.

Settlement, Form, Pattern and Character

Guildtown has seen some recent development, mainly in the form of modern bungalows but it remains a small, linear, roadside village of distinctive character. The presence of the inn and the garage reinforce its roadside service function. The garage is a dominant feature of the main road through the village, which is very straight until the sharp bends at the northern end. This is a small, diverse, interesting village, which forms a significant event on the A93, being the only settlement of any size between Perth and Blairgowrie (over 25km); this emphasises the rural character of the village, set in a varied rural landscape. Two very distinctive and notable features of the village are the undeveloped, open, main road frontage for the whole length of the village north of School Road and the open field opposite, which forms a very important open space of distinctive agricultural character within the village at the north end.

Buildings, Materials and Colours

The historic core of the village comprises mainly grey stone and white harling with grey slate roofs. The inn is an important and conspicuous feature. The modern bungalows have a wide range of modern materials and a variety of colours and decorative panels although white walls and grey roofs are sufficiently numerous to help to harmonise the appearance of the village in the landscape.

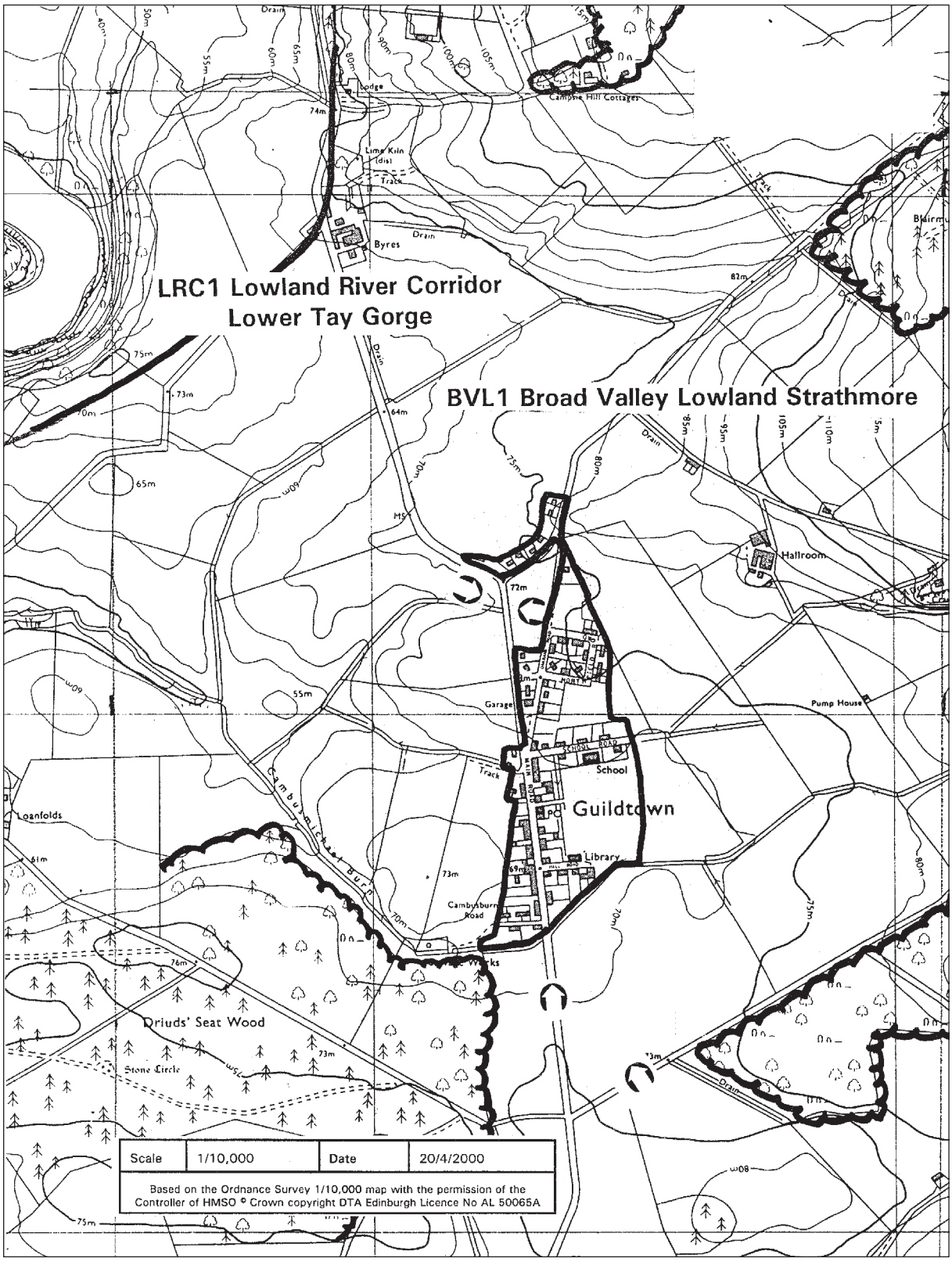
Views and Viewpoints

The best views of Guildtown are on the northbound approach where the full length and character of the village can readily be appreciated (see Figure 7). Views from east and west are limited and from the north the only evidence of the village's presence, on the approach from Campsie, is the line of modern bungalow roofs projecting above the low ridge.

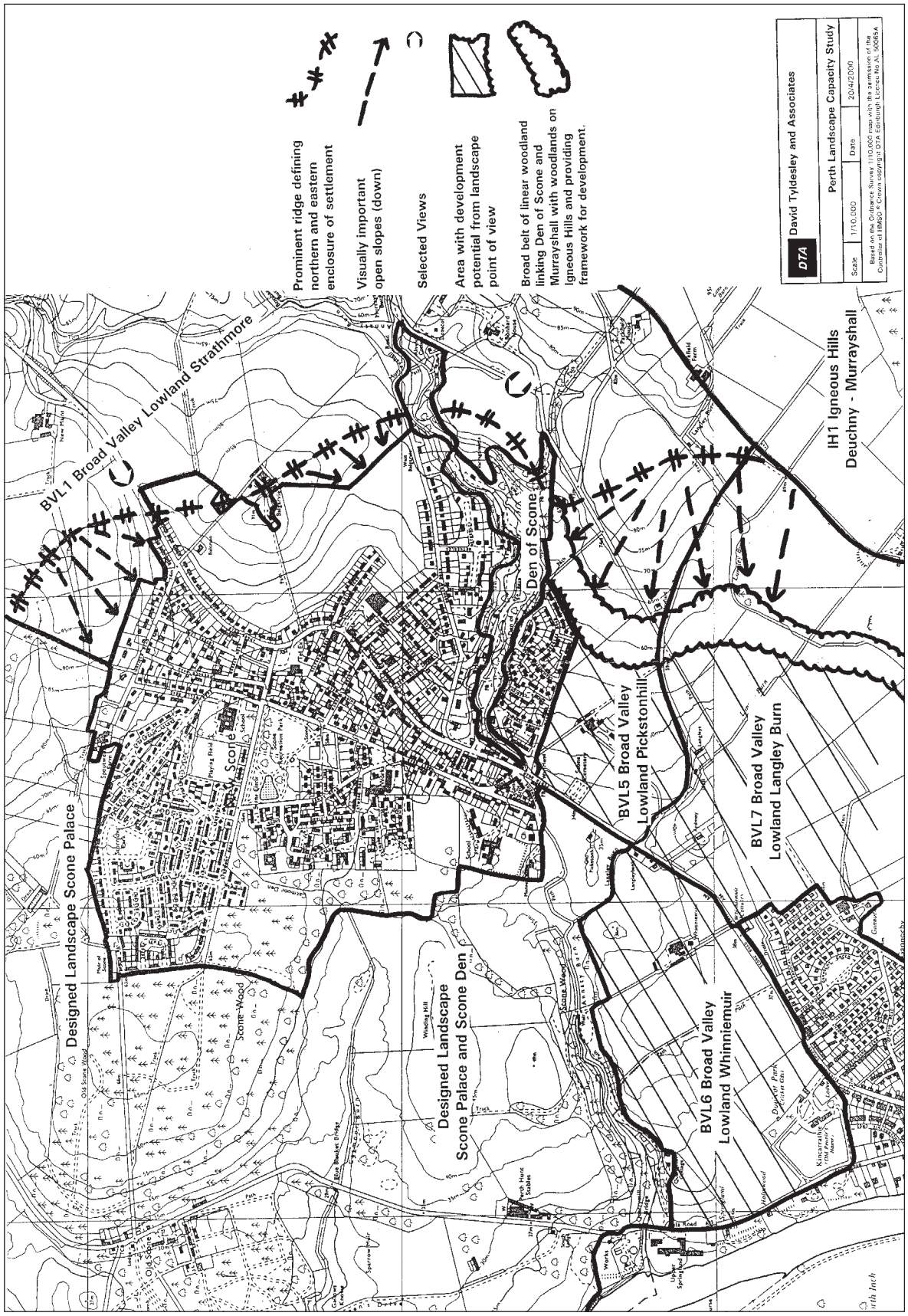
Table 5 Landscape Capacity Assessment – Guildtown

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	X Would detract from characteristic, open, rolling landscape which forms rural setting for the village	X Existing development round junction at north end forms natural end to village	X Further development on or over ridge would be uncharacteristically conspicuous
East	✔ None		X Further development depth would detract from distinctive linear form and create sprawl of development up slopes	❍
South	✔ None		X Cambusmichael Burn and break of slope form natural southern edge	X Development south of the Burn would be uncharacteristically conspicuous
West	✔ None	X	X Would detract from distinctive linear form with unusual open frontage	❍

Plan 3 Guildtown



Plan 4 New Scone



New Scone

Landscape Character Types Broad Valley Lowland and Igneous Hills

Landscape Units BVL1 Strathmore; BVL5 Pickstonhill; BVL6 Whinniemuir; BVL7 Langley Burn; IH1 Deuchny – Murrayshall; Designed Landscape Scone Palace.

Plans and Figures Plan 4 Figure 8

Landscape Setting

New Scone lies in a natural depression of the Broad Valley Lowlands, mainly north of the Den of Scone. To the north-west, west and south-west lies the densely wooded, nationally important designed landscape of Scone Palace. To the north-east and east the land is more typical of the Broad Valley lowlands with extensive areas of open arable land over strongly rolling hills with many trees, hedges, shelterbelts and larger plantations. To the south-east the land rises sharply beyond the Den of Scone to the Sidlaw hills. To the south, Scone cemetery is located at the foot of sloping pastures at Pickstonhill, with the Langley Burn and outskirts of Gannochy/Bridgend beyond.

Settlement, Form, Pattern and Character

New Scone is the second largest study settlement after Perth. Although not an historic village of great age, despite its name, it does have an older, linear core following the sinuous line of the A94 as it falls from Highfield Road at 74m above sea level down to the Den of Scone at about 40m. The settlement is contained by wooded ridges/hill tops rising to 64m above sea level to the west and 100m to the north; and the open Balgarvie Hill to the east (91m). The Den of Scone is a wooded gorge running down from the foothills of the Sidlaws and it penetrates deeply into the village, to the east of the Perth Road, and forms the southern edge of the village to the west of the road. Development up the slope to Balgarvie Farm has commenced and this will extend the village up to the top of the ridge defining the edge of the valley in which the village lies.

Buildings, Materials and Colours

The linear core is almost terraced along the slopes and has many distinctive, grey stone and slate houses set in a townscape of variable density and almost arcadian character in places. Extensive modern developments have occurred to the west, into the former Scone Park and although this growth is of unremarkable quality it is relatively inconspicuous in close range views. By contrast, the modern development to the south-east, particularly that south of the Den, is conspicuous with white walled houses edging open fields with no screening landform or vegetation (see Figure 8).

Views and Viewpoints

Although views out are generally restricted by landform and the extensive woodland to the north and west, the village is very visible in long distance views, for example, from Corsiehill and Kinnoull Hill. From here, the narrow gap to Gannochy means that the village appears as a rather formless suburb of Perth spreading through the foothills with no obvious break between the settlements.

Table 6 Landscape Capacity Assessment – New Scone

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North-east	✔ None	X Open slopes and high ridge form an important element in setting of the village	X Would weaken the valley form and location by extending development high up enclosing slopes	X Would be inappropriately conspicuous in short and long views
East	✔ None	X High ridge and hill top form an important element in setting of the village. Den is an important urban and rural landscape feature	X Would break the valley form and location by extending development over the top of the eastern ridge defining the containment of the village	X Would be inappropriately conspicuous in short and long views and give appearance of urban sprawl when seen from a distance
South-east	✔ None	❍ Pickstonhill pastures make some contribution to landscape character but are detached from/not seen in the context of the landscape type	❍ Slopes at Pickstonhill do not define the valley setting of the village. Ridge and east of Mayfield perform this function	✔ Potential to enhance poor visual edge and relationship with setting
South-west West and North-west	✔ None	X Would encroach into the nationally important designed landscape of Scone Palace	X Would weaken the valley form and location by extending development up the western slopes	✔ None

Woodside/Burrelton

Landscape Character Type Broad Valley Lowland

Landscape Units BVL1 Strathmore; BVL2 Burrelton Burn

Plans and Figures Plan 5 and Figure 9

Landscape Setting

The landscape to the north and west of the village is typical of the Broad Valley Lowlands with a predominance of arable land in a large scale, regular, geometric field pattern over rolling lowlands cut by inconspicuous burns. There are a few pastures and there is some soft fruit growing. The many large woodlands and plantations help to offset the lack of hedges and few hedgerow trees. To the south and south-west the landscape is noticeably more open with no woods and fewer features generally; here it is almost exclusively arable and relatively more exposed. This forms the landscape character sub-unit of Burrelton Burn. To the east of the villages the typical Broad Valley Lowland landscape is modified by the presence of a number of small holdings, some now having ancillary commercial uses. Overall this area is not so different or so extensive as to constitute a different landscape unit but it is quite open.

Settlement, Form, Pattern and Character

Woodside has a wedge-shaped, organised layout along Station Road. It has a range of houses and bungalows of differing styles and ages in small, intimate, enclosed groups, around the church which contrast with the linear form and open, outward looking houses and bungalows along Main Road. Only a few buildings lie outwith the triangle – Lyngrove, Park View and the joinery workshop. It is enclosed by a mature woodland to the north and built development runs imperceptably into the village of Burrelton to the south. Burrelton has an equally interesting morphology with North and South Streets running parallel to High Street in a form reminiscent of a medieval toft and croft system. The village also has small greens and continues to perform a roadside function reflected in its linear shape. It is contained by the Burrelton Burn to the east and there are large steadings to the south. The villages are an interesting event on the A94 between Perth and Coupar Angus.

Buildings, Materials and Colours

Both villages have an assortment of building types and styles with a diverse mix of grey or pink/red stone, white and cream harling and modern decorations including Tyrolean renders under an equally varied range of grey, brown and red roof tiles and slates.

Views and Viewpoints

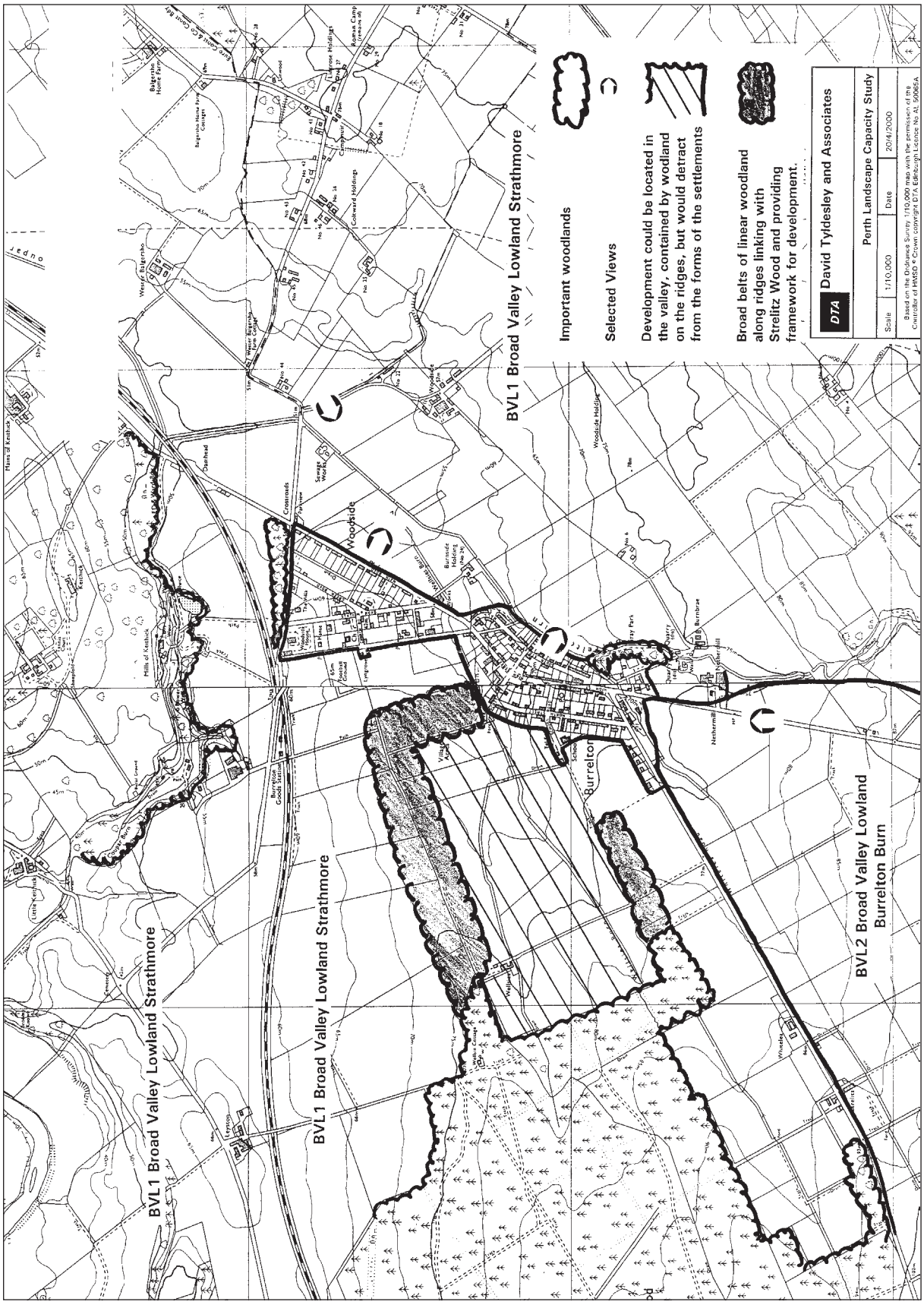
Views to and from the village, across the Burrelton Burn, on the east are open and distinctive. Views to and from the west are very limited by topgraphy and plantations. There are no views from the north, except obliquely around the woods from the A94 at Mains of Keithick. Views from the south are sensitive because of the large scale, open, relatively flat landscape through which the A94 passes when entering and leaving the village.

Table 7 Landscape Capacity Assessment – Woodside/Burrelton

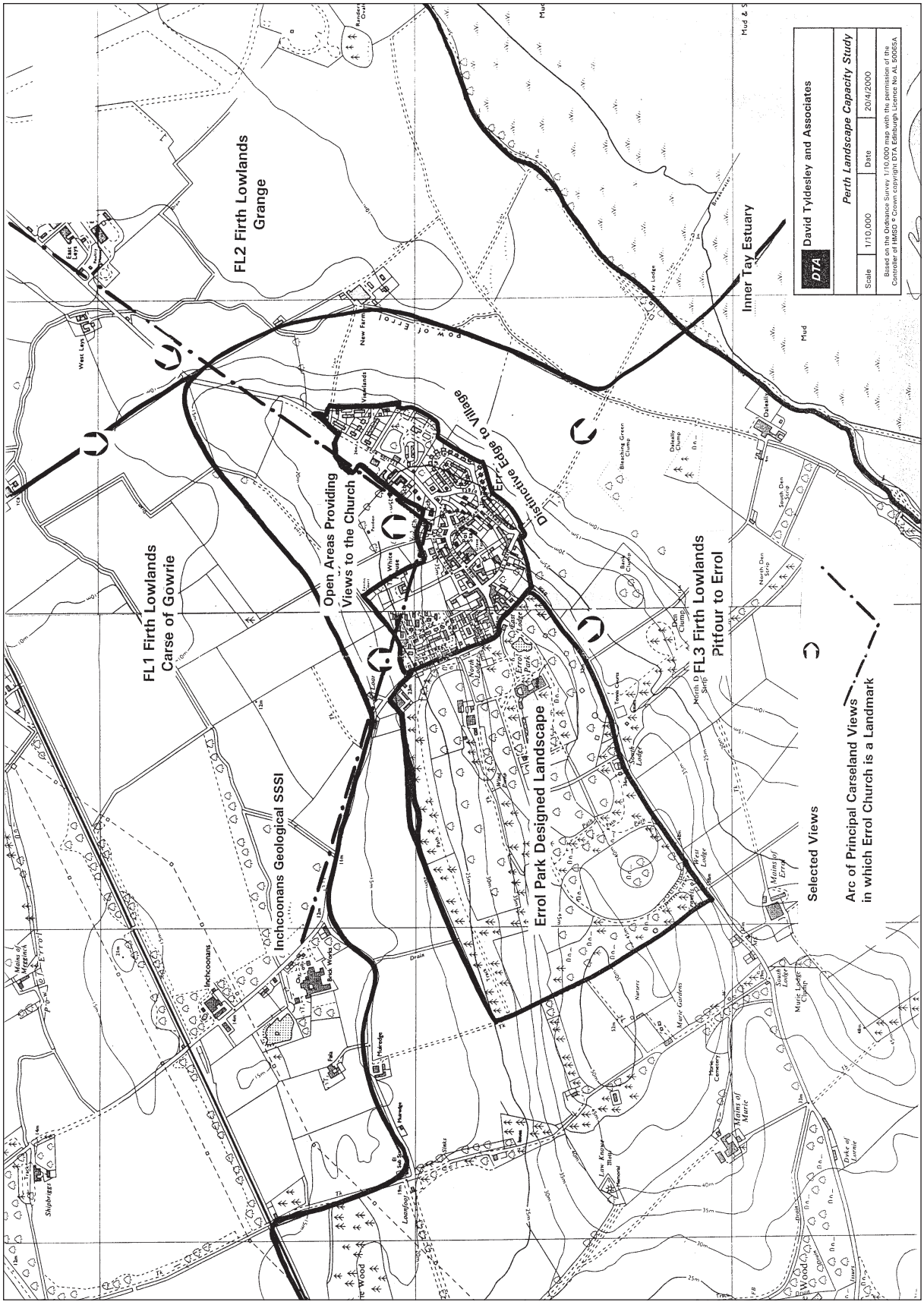
Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	X The woodlands forms a strong landscape feature marking the north end of the settlements	X If woodland retained, as it should be, development would appear to be detached from the village and would relate poorly to the village form and character south of the woodland	❍ Neutral, development would need to breach the enclosure of the woodland but would not necessarily be particularly prominent as it would be constrained by plantations to the north and could be screened east and west
East	✔ None	❍ Neutral, settlement is already well scattered across the area in the form of the numerous holdings, however, these have a contrasting and unusual scattered form which adds to Woodside's sense of place	X The eastern edge of Woodside has an outward orientation contrasting with the introspective village form elsewhere. The Burrelton Burn forms a strong landscape feature and natural defining edge to the form of the village	X Views to and from the east are very sensitive owing to lack of visual enclosure and the complex intervisibility between the village and the steadings. The eastern edge of Woodside is also a distinctive feature in these views, clearly delineating the built up village from the steadings
South	✔ None	X Development would be inconsistent with the very open sub units of the Broad Valley Lowland landscape type which are characterised by an absence of villages and no built development other than occasional free standing steadings	❍ Neutral, development to the south could be designed to perpetuate the linear form of Burrelton and could be contained by the Burn to the east	✔ Views to and from the south are very sensitive owing to conspicuity of the large area of open arable land lacking any visual enclosure
West	✔ None	❍/X Neutral, land to the west of Burrelton forms part of the general landscape setting of the village but comprises the shallow valley of the Wellsies Burn which is partly built upon. Land west of Woodside forms important setting of the village	X Development would detract from the linear form and unusual layout of both villages but this is the only constraint on development in the valley	❍ Neutral, land to the west is largely unseen except from close to the village edge and views would be contained by plantations to the west

Plan 5 indicates a substantial amount of additional, structural, framework planting that would be required to ensure a good landscape fit, over and above the conventional landscaping of development. This additional planting is not intended merely to screen the new development. Indeed, the land is so low lying it would not be particularly conspicuous. Rather, the woodland would form the backdrop enclosing the development into a woodland setting, like the existing village. It would also have important landscape and ecological benefits linking the extensive plantations at Strelitz Wood, along the ridges to the north and south of the potential development area, to the mature trees in and around the village

Plan 5 Woodside/Burrelton



Plan 6 Errol


FL1 Firth Lowlands
Carse of Gowrie
FL2 Firth Lowlands
Grange
FL3 Firth Lowlands
Pitfour to Errol
Inner Tay Estuary
Open Areas Providing
Views to the Church
Distinctive Edge to Village
Errol Park Designed Landscape
Inchcoonans Geological SSSI
Selected Views
Arc of Principal Carseland Views
in which Errol Church is a Landmark
DTA
David Tyldesley and Associates
Perth Landscape Capacity Study
Scale
1/10,000
Date
20/4/2000
Based on the Ordnance Survey 1/10,000 map with the permission of the Controller of HMSO © Crown copyright DTA Edinburgh Licence No AL 50065A

9. Landscape Capacity Assessment: Settlements East of Perth

Errol

Landscape Character Type Firth Lowlands

Landscape Unit FL3 Pitfour – Errol

Plans and Figures Plan 6 and Figures 10 and 11

Landscape Setting

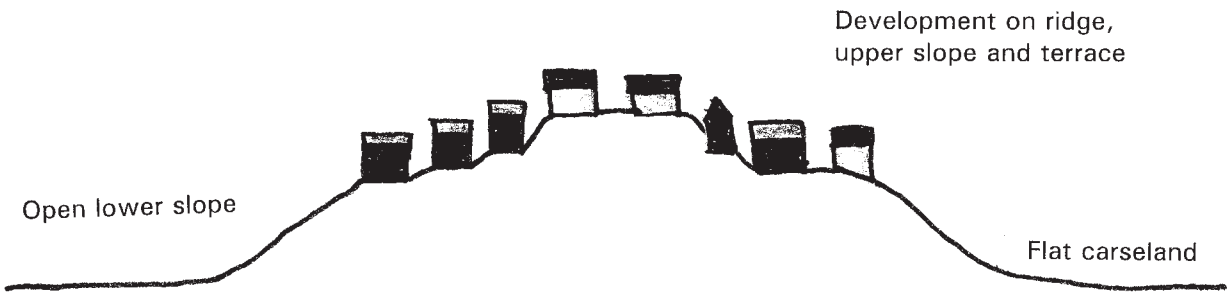
Errol lies on a ridge at the east end of the Pitfour – Errol unit, protruding into the flat carselands to the east. The Firth Lowlands here are characterised by a low, gently rolling topography, approximately 20–50m AOD, with occasional dips and mounds. Apart from this landform the unit is also distinctly different to other parts of the Firth Lowlands because of the extensive tree cover. The large, regular, geometric field pattern is bounded by beech and hawthorn hedges. There are large coniferous and mixed plantations and shelterbelts, broadleaved and mixed policy woodlands, some ancient or long established woodlands and some avenues, all related to the large estates presently or formerly associated with Pitfour Castle and Errol House. Both have related designed landscapes, with Errol Park being a particularly large and well maintained example of national importance.

Errol Park lies immediately west of the village which encloses the eastern entrance to Errol. The stone and brick Park walls form the western boundaries of the built up part of the village and line the approach roads from the west and north. The land falls away to the flatter coastal strip by the Tay, to the south of the village but still has the character of the wooded estate lands rather than the flat, open carse to the east. To the north-west of the village, on the edge of the landscape unit, the glacial tills of Pitfour – Errol give way to the Errol Beds, a sequence of late glacial marine sediments with many fossils of which the Inchcoonans Claypit S.S.S.I. is the type locality for this geological type. Less than 1km to the south-east, and clearly visible from the village, lies the estuary of the River Tay. The Inner Tay Estuary is a S.S.S.I. for its nationally important bird populations and the largest expanse of reed beds in the UK. It is also a Special Protection Area because of its international importance for wintering and migratory waterfowl.

Settlement, Form, Pattern and Character

Errol is an ancient settlement, originally narrowly linear in form running from the East and North Lodges of Errol Park eastwards along the top of the ridge about 40m above nearby sea level. The main street follows the gradually descending, sinuous line of the ridge and is lined with a fine range of 18th and 19th century buildings. These extend to parallel narrow lanes either side of High Street to give an irregular grid linking North Bank Dykes, South Bank Dykes and Gas Brae. Around the church are several Victorian/Edwardian villas with the White House and public open space to the north. Modern development extends the village northwards and eastwards but the village form and character remains clearly of linear shape strongly related to the ridge. The land form comprises the ridge, shallow upper slopes, a bench or terrace part way down the slope and then a steeper fall to the flat carselands, as shown diagrammatically in Figure 10.

Figure 10 Diagrammatic Representation of Landform at Errol



Both older and modern development have occupied the ridge top, upper slope and terrace but not the lower slopes, giving a marked linear edge to the village of very distinctive character. Most of the older part of the village is a proposed Conservation Area. The village form is also related to the Church, as explained.

Buildings, Materials and Colours

The prominent tower of Errol Church, with its four corner pinnacles, is a very important landmark visible over a wide area of the Carse, to north and east and projecting over the village when viewed from the south. Open land at the White House and open spaces to the north of the Church enhance the views and probably influenced the whole form of the village as the Church would have been the focal point of the approach to the village from the east, until recent development north of Station Road obscured the church in westbound approach views. The buildings in the historic core comprise mainly grey stone, grey and white harling and grey roof tiles. Modern development is a mix of materials, mainly non-traditional and, in some cases, a line of white buildings making the edge very conspicuous.

Views and Viewpoints

Self-evidently owing to the location of Errol, perched on the ridge and its many conspicuous buildings it is an important feature in views from all around the Carse. Conversely the open slopes and carselands around provide important outward views from the village, often framed by buildings in the foreground, to north, east and south. Errol Park eliminates views on the west side.

Table 8 Landscape Capacity Assessment – Errol

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North-west	✔ None	X Would damage the distinctive relationship of Errol with landform by development spilling down lower slopes and spreading onto the carse	X Would erode and obscure the distinctive linear ridge top form and strong edges related to topography of the slopes	X Would obstruct and intrude into arc of views related to the church and would detract form distinctive views to and from the carse
South-east	✔ None			X Would detract from distinctive views to and from the carse
West/ South-west	✔ None	X Designed landscape of Errol Park of national importance	X Would destroy relationship with and setting of Errol Park	X Would damage the focal point of the lodge and walls at west end of High Street and damage setting of and views into and out of Errol Park

Glencarse/St Madoes

Landscape Character Type Firth Lowlands

Landscape Units FL1 Carse of Gowrie; FL3 Pitfour to Errol; FL4 Kinfauns – Glencarse

Plans and Figures Plan 7 and Figure 12

Landscape Setting

Glencarse is situated on the edge of the Inchyra House designed landscape which is of national importance. The landscape north of the village is a distinctive part of the Firth Lowlands characterised by a more pronounced topography, smaller field pattern with horticulture (including fruit growing) and the designed landscape of Kinfauns Castle and Inchyra House. St. Madoes lies on the western edge of the Pitfour – Errol landscape unit with the characteristics of the estate landscapes associated with Pitfour Castle. To the east of St. Madoes are small linear settlements at Hawkstone/Chappelhill/Leetown and Cottown/Gallowflats near to which is a geological S.S.S.I. with exposures of the Errol Beds with fossils in the clays, complementing the Inchcoonans site near Errol. The surrounding landscape also has a number of historical features including standing stones, burial grounds, estate walls and old orchards, together with Great Britain's most extensive reed beds on the north shore of the Tay Estuary. The landscape to the west of St. Madoes tends to be flatter and more characteristic of the Carse of Gowrie with many drains and open fields cut by the Cairnie Pow.

Settlement Form, Pattern and Character

Glencarse is a small, strongly linear, roadside, service settlement on the old Perth – Dundee road. It lies adjacent to Inchyra House parkland but although the designed landscape forms the wooded backdrop to the village there is a weak relationship between the two. St. Madoes probably originated as a small hamlet associated with Pitfour Castle and the church, well to the south of Glencarse but now is a largely modern settlement of suburban character. The two villages are dissected by the A90 dual carriageway partly in cutting and the railway.

Buildings, Materials and Colours

Glencarse comprises mainly of a line of service buildings (including garage, inn, shop, hotel, church etc) of very varied architectural styles, periods and materials. St. Madoes has an unremarkable collection of modern houses and bungalows with architectural styles and materials largely unrelated to the local vernacular.

Views and Viewpoints

Views are limited by landform and vegetation, the A90 and railway lie lower than the villages and neither settlement is particularly noticeable on approaches except at close range. There are views to and from the carse to the south of St. Madoes.

Table 9a Landscape Capacity Assessment – Glencarse

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North-west	✔ None	X Would encroach on nationally important Inchyra designed landscape	X Would detract from distinctive roadside linear form	✔ None
South-east	X The A90			

Table 9b Landscape Capacity Assessment – St Madoes

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	X The A90			
East	✔ None	X Would further encroach on the setting of Pitfour castle	❍ Neutral, form is not distinctive	X Would further impinge on views of Pitfour castle
South	✔ None	X Would further impinge on the setting of Pitfour castle and encroach onto the flat carseland	❍ Neutral, form is not distinctive	❍ Neutral, view are not distinctive
West	✔ None	X Cairnie Mill Burn and railway form clear edge between the settlement and the carse	❍ Neutral, form is not distinctive	❍ Neutral, view are not distinctive

Grange

Landscape Character Type Firth Lowlands

Landscape Unit FL2 Grange

Plans and Figures Plan 8 and Figure 13

Landscape Setting

Grange is located in the flat carselands between the escarpment of the Sidlaw Hills and the estuary of the Tay. The carselands lie between about 5 and 10m above adjacent sea level and comprise extensive areas of open, flat, arable fields with few field boundaries. Trees cluster around the village and along the banks of the pows (drains) but there are no woodlands. Roads are straight and, like the railway which cuts across the unit, form the main linear features. There are occasional permanent pastures and some orchards now derelict but reflecting the former importance of the area for fruit growing. Almost all of the steadings are large and have ancillary or even unrelated businesses including transport, garage, haulage, sawmill/timber etc in a multiplicity of land units and land uses further distinguishing this unit from the more organised, more intensively managed open, treeless character of the rest of the carse.

The old airfield has a further diverse range of business and commercial uses including the reed processing associated with the reedbeds of the Tay Estuary. Large industrial-scale sheds are characteristic but unlike the conspicuous buildings on the airfield and the many agricultural buildings, old wartime buildings, glass houses, poly tunnels etc in the village are only visible at short distance. Screen bunds help to reduce the views across the airfield but are noticeable features in themselves. Buildings in the village are more effectively screened by the lack of elevated viewpoints and often quite modest lines of trees and shrubs. This unit is a diverse, locally chaotic, modern, regular, busy, quite noisy landscape which lacks coherence and is distinctly different from other parts of the Firth Lowlands. The Inner Tay Estuary S.S.S.I. and SPA lies immediately south of the airfield. The area has important historical associations with fruit growing but is now dominated by cereal crops and potatoes.

Settlement Form, Pattern and Character

Grange is an unusual settlement in that the carselands of the Firth lowlands of Scotland are usually devoid of settlements. It is a modern, scattered, rather amorphous, sprawling collection of diverse buildings which have opportunistically infilled land between the granges and orchards a process accelerated by extensive wartime development almost engulfing the scatter of small cottages. The steadings are large and varied in character, well screened by trees. Orchards, now in poor condition, still occur in the village.

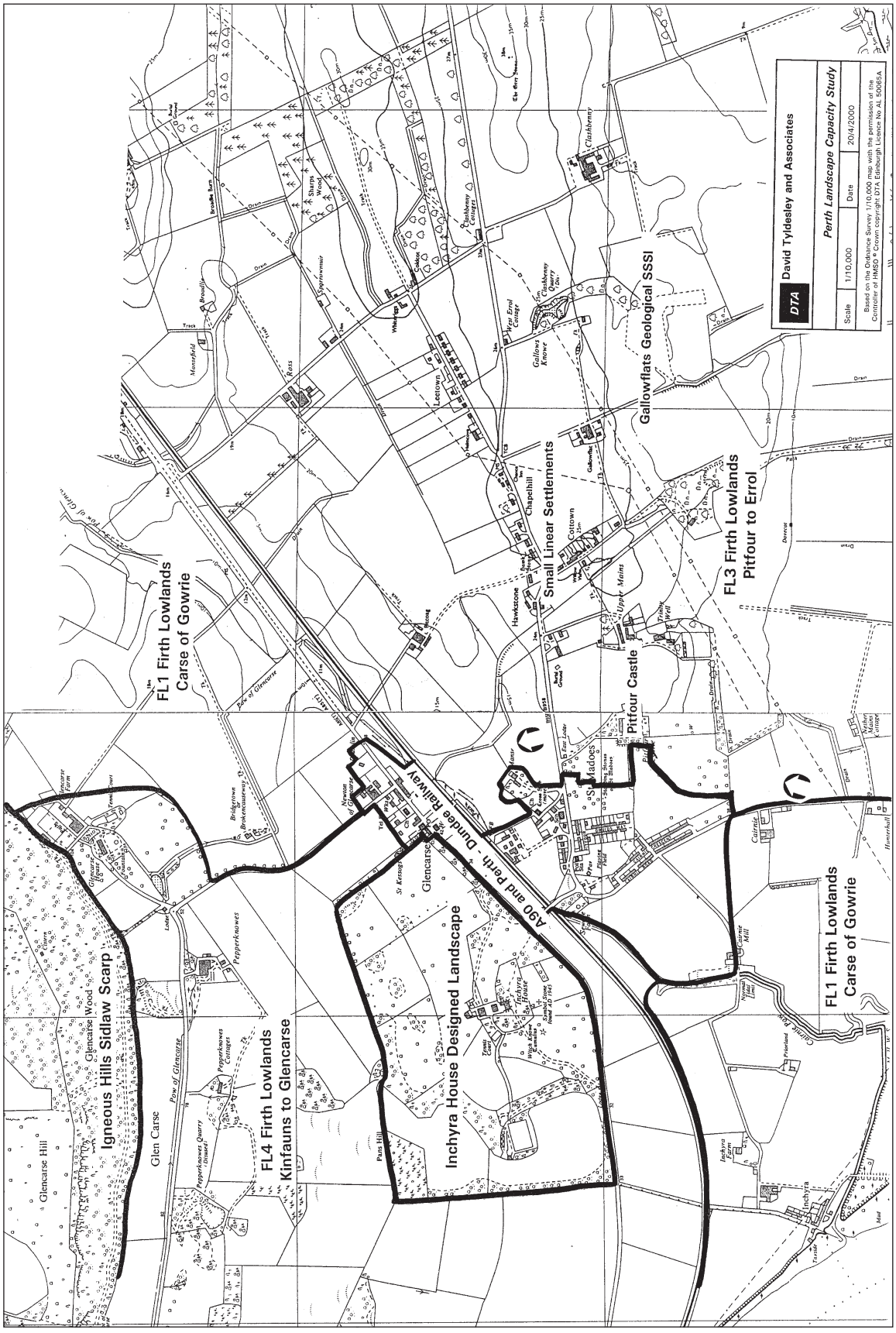
Buildings, Materials and Colours

A wide variety of old and modern building materials and colours in an equally wide variety of one and two storey dwellings, agricultural, industrial and commercial buildings. Old doocots are in poor condition.

Views and Viewpoints

Owing to the flat nature of the land and the many lines of trees, Grange is surprisingly inconspicuous in the carseland landscapes. There are views from the approach roads and railway. Views out are generally limited except to the north where the carse is more open.

Plan 7 Glencarse/St Madoes



Plan 8 Grange

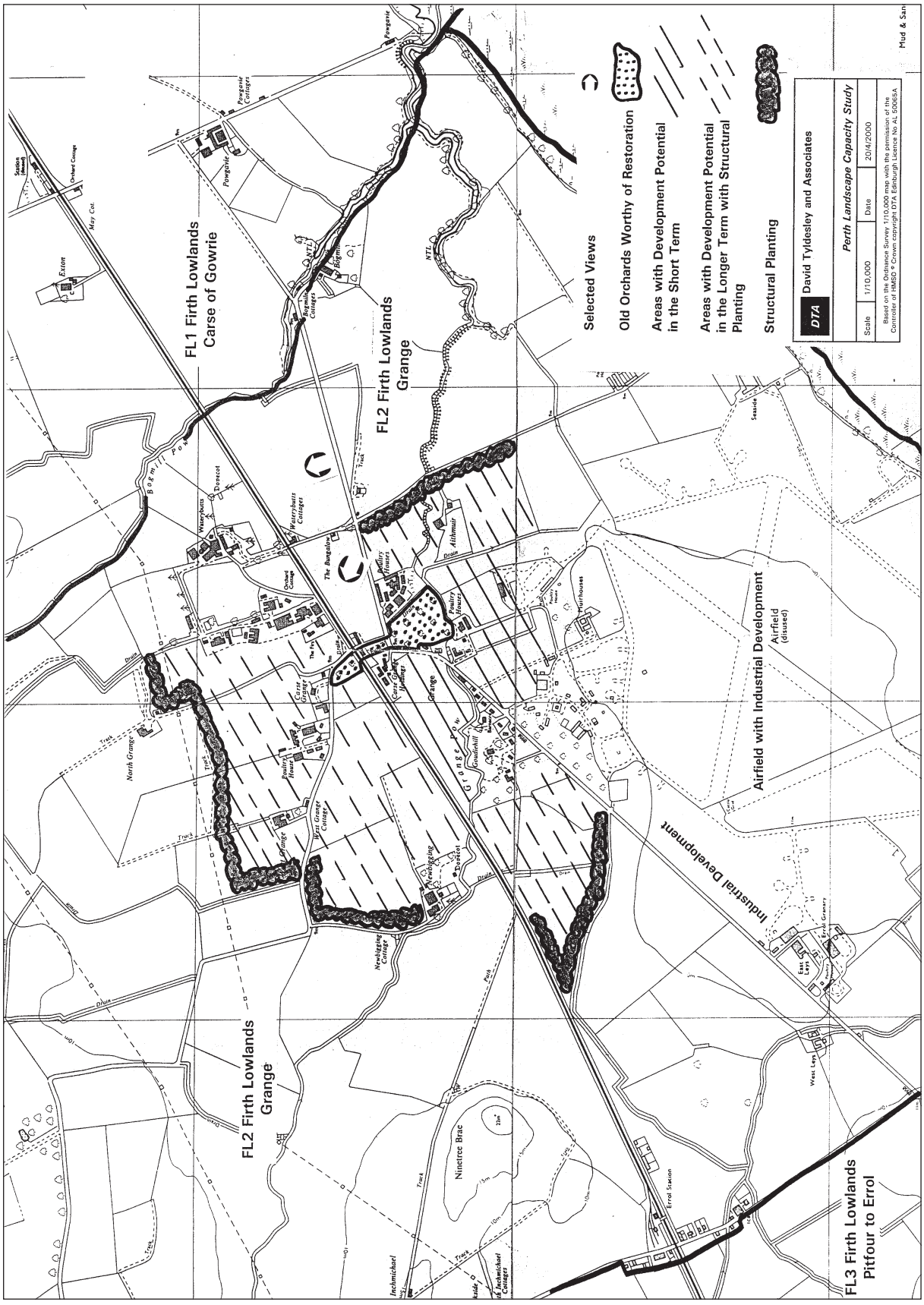


Table 10 Landscape Capacity Assessment – Grange

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	❍ None until more open, intensively managed unit of FL1	✔ Settlement not normally appropriate on carselands but already well established with growing number and scale of residential and industrial/commercial uses. Amorphous scatter of opportunistic, ad hoc infill lacks cohesion and identity, scope for creating a more positive settlement form including the airfield area	❍ New built development would require advance planting to create edge framework and improve screening
South	✔ None until banks of the Tay Estuary	❍ None until estuarine landscape of Inner Tay		✔ Positive opportunity to further screen conspicuous development on the airfield
East	✔ None	❍ None until more open, intensively managed unit of FL1 beyond the Bogmill Pow		❍ None in short term but larger scale development outwith the existing screened spaces in the village would require new advance screen planting
West	✔ None	❍ None until the distinctly different landscapes of FL3 Pitfour to Errol		

Plan 8 indicates the additional structural planting that would be required in addition to the conventional landscaping for the longer term development. This need only comprise belts of native tree and shrub planting, of say 8–10m width, along field boundaries or semi-natural features eg the pows. These would help to blend the development by providing a framework of soft edges enclosing the potential development spaces and reducing exposure. Like the existing, relatively modest, belts of vegetation they would help to screen the development in longer views. They would also create important landscape and ecological links on the carse to help replace lost vegetation.

Inchture

Landscape Character Type Firth Lowlands

Landscape Unit FL1 Carse of Gowrie

Plans and Figures Plan 9 and Figure 14

Inchture lies on the edge of the flat, open, modern, agricultural landscapes typical of the carselands. There are intensively farmed, predominantly arable, with flat, geometric, regular fields bounded mainly by inconspicuous drains/pows with a few post and wire fences. The only trees are occasional roadside trees and the policies of designed landscapes eg at Castle Huntly, Rossie Priory/Moncur and Inchmartine.

Steadings are neat, tidy, well maintained, modern and very large with large sheds and stacks of potato crates. They form the main features in an open, large scale, organised, regular, rather featureless landscape which no longer exhibits its former associations with fruit growing. The sky and weather are important elements in the experience of these open, almost fenland type landscapes but the coastal influence is limited to a narrow edge by the Tay Estuary.

Settlement Form, Pattern and Character

Rather like the relationship of Errol to Errol Park, Inchture has a strong landscape, visual and historical relationship with its adjacent designed landscape. The village lies at the south-west entrance to Rossie Priory/Moncur Castle which is of national importance as a Historic Garden and Designed Landscape. The avenue of sequoia and Glebe Park, east of the village, have been severed by the A90 bypass from the rest of the Park. Nevertheless, the mature avenue of lime trees down the main street, the distinctive estate architecture and gateway character of the village sustain the relationship with the estate. Inchture is also a roadside village with a strong linear form and large coaching inn on the former Perth – Dundee main road. The Mains of Inchture Steading is also closely related to the village and the church stands at the road junction with the Abernyte road.

Modern development has infilled between the bypass and the historic village core and expanded the village southwards to a small drain lined in part with some mature trees. These developments have created a village form that appears to be more nucleated around a central Conservation Area core rather than the historic linear form.

Buildings, Materials and Colours

The main street has a variety of estate cottages, school, Inn, Church etc all constructed in distinctive style and red sandstone which provide a strong sense of unity and a sense of place. The Church is quite noticeable even though it has no spire or single tower. Modern development is poorly related in design and materials to the historic village, with uninspiring residential estates in coloured renders and brick with a variety of roof tiles.

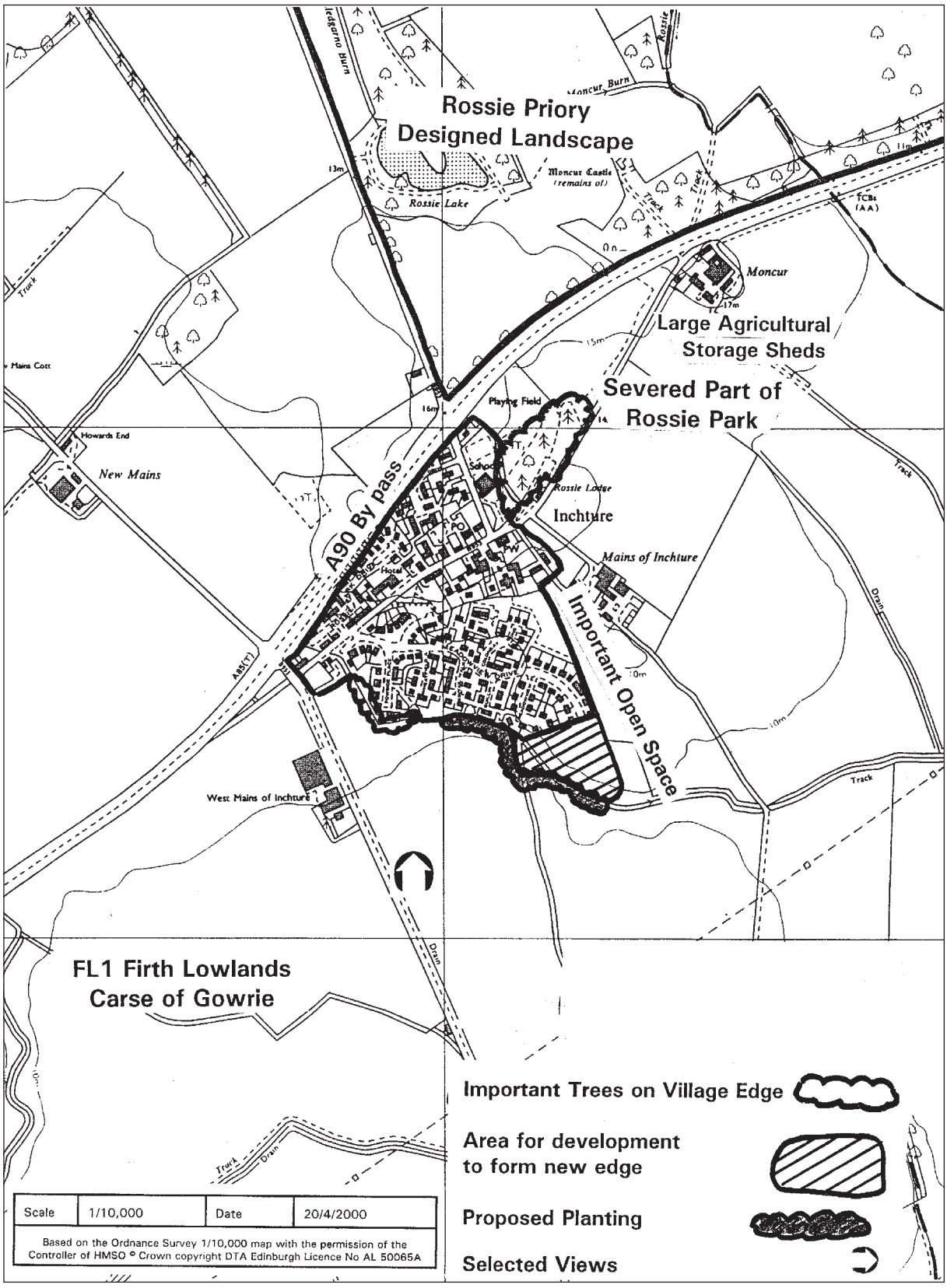
Views and Viewpoints

On the edge of the carse and abutting the Rossie Priory designed landscape, Inchture is only clearly visible from the south, the A90 trunk road (over low noise bunds) and higher ground to the north. Outward views are similarly restricted to north and south across the carselands. The southern edge of the village is a mix of unrelated boundary fence and hedges, with conspicuous buildings and an area of unused land.

Table 11 Landscape Capacity Assessment – Inchture

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North-west	X A90 trunk road	N/A	N/A	N/A
East/ North-east	✔ None	X Would harm setting of designed landscape of Rossie Priory which is of national importance and open/parkland features to east of village and at Mains of Inchture	X Would damage the already diminished relationship with and setting of Rossie Park and further obscure the linear/roadside/carse edge form of the village	❍ None, development could avoid intruding into views along the avenues and Moncur development to east could be futher screened
South/ South-east	✔ None	X large scale ❍ small scale Potential adverse effects if larger scale development encroached onto open carselands but smaller scale development related to lines of drain and field boundaries would have neutral effects	X large scale ❍ small scale Potential adverse effects whereby larger scale development would further obscure and erode the linear/roadside/carse edge form of Inchture. Smaller scale development would have little further effect	X large scale ❍ small scale Potential adverse effects whereby larger scale development would be a conspicuous intrusion into open carselands that would take would take a long time to conceal. Small scale development with appropriate landscaping could enhance view of edge from south

Plan 9 Inchture



10. Landscape Capacity Assessment: Settlements North of Perth/ West of The Tay

Bankfoot

Landscape Character Type Lowland Hills

Landscape Unit LH1 Obney to Logiealmond

Plans and Figures Plan 10 and Figure 15

Landscape Setting

The village lies at the confluence of the small valleys of the Glenshauch Burn and the Garry Burn in the low hills between Cairnleith Moss and the Highland foothills at Glen Shee and Glen Garr (Obney Hills). Although woodland is extensive elsewhere on these Lowland Hills, it is generally absent in the Bankfoot area although there are trees along the banks of the burns, field boundaries and roadsides. The fields are almost entirely arable with some wet pastures in the lowest parts of the valleys.

Settlement, Form, Pattern and Character

Bankfoot is an historic, linear, roadside village on the old A9, now by-passed to the east where the trunk road is in deep cutting. The church is on a prominent knoll surrounded by some parts of the old village and more recent development. However, most of the historic part of the settlement lines the old A9 on flatter ground, along Main Street. To the west, modern housing estates have spread along and off the Prieston Road but, despite the spread and angular layout of the estates and ribbons of houses, and the disparate range of building materials, Bankfoot looks quite compact and harmonious in most views, as it nestles in the low land of the valleys. It is a diverse settlement that is bigger than it looks. The drone of traffic on the trunk road is noticeable, especially around the church. Tourist and roadside facilities are still present to the south of the village.

Buildings, Materials and Colours

As indicated, Bankfoot has a wide range of building styles and materials but there is a predominance of grey stone and white harling walls, and grey slates and roof tiles, sufficient to give a quite distinctive character and unity to the settlement in distant views.

Views and Viewpoints

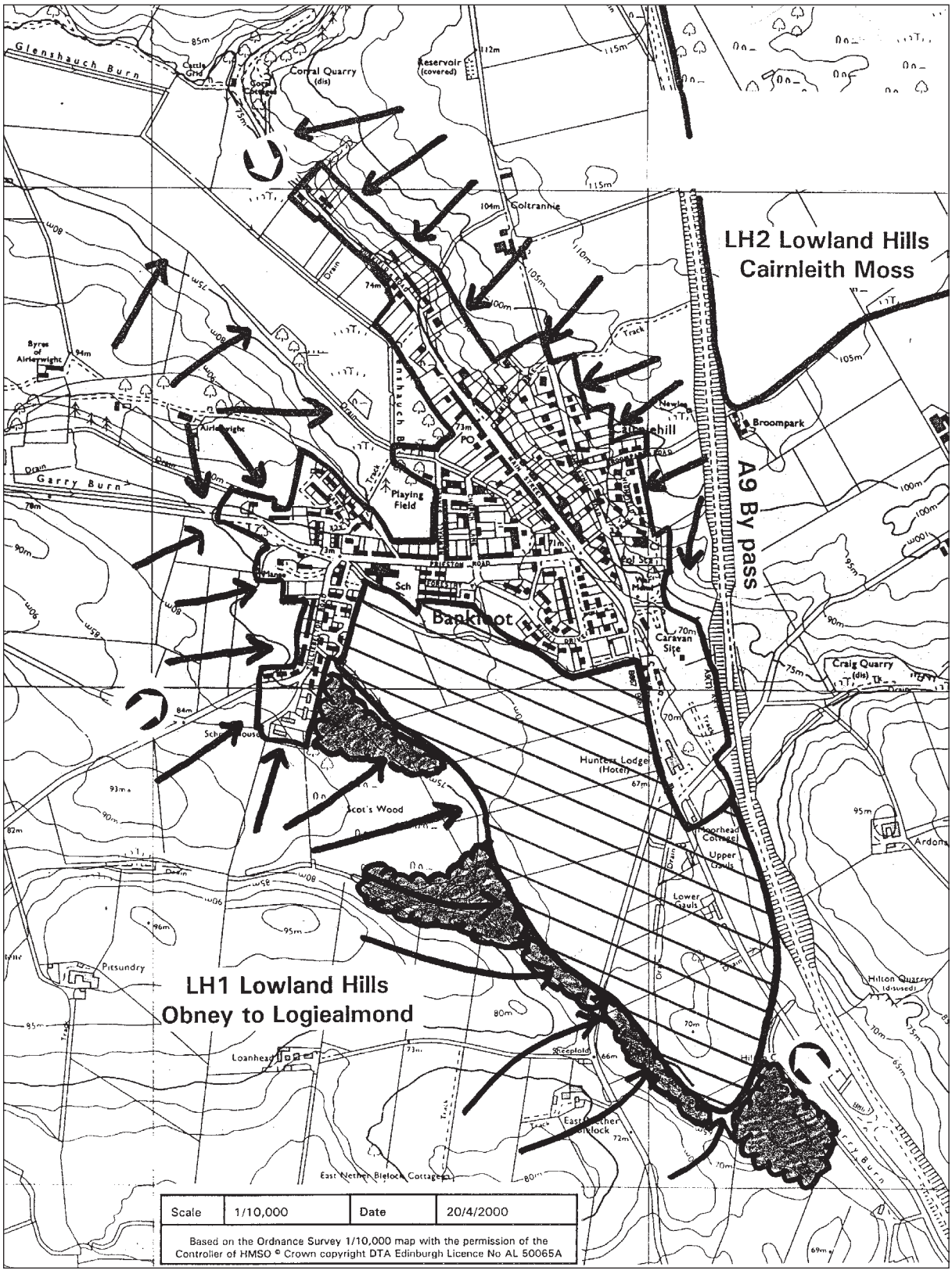
Bankfoot is seen in middle distance views from surrounding higher land and from middle and close views especially from the south and south-west where the edge to the village is conspicuous. The church is a noticeable focal point but not a prominent landmark. Outward views are locally very extensive, particularly from the slopes of the hill around the church.

Table 12 Landscape Capacity Assessment – Bankfoot

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	X Northward extention would mean further development along the Dunkeld Road or in the wetlands of the Glenshauch Burn both of which would detract from the setting of the village	❍ Neutral, the village form already occupies the slope and the valley bottom	X Would impinge on locally important views from the village and on the approach from the north
East	✔ None until the A9	X Development eastwards would extend higher up the slope towards the ridge containing the village and would be close to the A9 which affects the rural ambience of the landscape	X The village does not spread over the higher ridges but lies on the lower slopes and valley bottom	X Development would be inappropriately conspicuous in many views across the lowland hills
South	✔ None	❍ The landscape to the south is relatively featureless as the valley widens into a shallow basin at about 70m AOD, it is typical of settlement locations in the landscape type and the general setting of the village would be of the same character	❍ The village could retain its low-lying, and seemingly compact form without spreading up the slopes or detracting from the setting of the church	❍ Development would be conspicuous in near and middle distance views but no more so than the existing village and new planting could provide a good visual framework
West	✔ None	X Development westwards would tend to either spread in an uncharacteristic ribbon up the Garry Burn or spread over slopes and ridges that currently form the setting of the village	X The village would lose its visually compact form and appear to sprawl over the hills which contain the village	X The slopes and ridges lack visual enclosure and development would be inappropriately conspicuous in middle and long distance views

Plan 10 indicates structural landscaping, which should consist of native broadleaved trees and shrubs, planted on the slopes to the south-west of the potential development area. This is required in addition to the conventional landscaping of development. These are not an attempt to screen the development but to provide a backdrop of woodland, soft edges and enclosure which are typical of the settlement pattern. The additional woodland to the south-east and the belts either side of the south-western approach road are also intended to provide important gateway features. All the woodland areas should be designed to blend with landform highlighting the topography of the valley slopes. All the woodland would have important landscape and ecological values reinforcing and linking existing vegetation patterns and landscape character.

Plan 10 Bankfoot



Luncarty

Landscape Character Types Lowland Hills and Lowland River Corridor

Landscape Units LH1 Obney to Logiealmond; LRC1 Lower Tay Gorge

Plans and Figures Plan 11 and Figure 16

Landscape Setting

Luncarty is located on the edges of the Lowland Hills and river Tay corridor, on a shoulder of land at about 25–30m AOD, immediately above the point where the gorge widens out to the floodplain north of Perth. The general landscape setting is typical of the Lowland Hills with strongly rolling, rounded hills covered with large, regular, arable fields with low hedges and occasional hedgerow trees, together with large coniferous plantations, noticeably on the hill tops and ridges which makes them more prominent in long distance views. However, this general character is modified by the infrastructure of the A9 transport corridor, (with the road by-passing the village adjacent to the railway line) by local quarrying activities, the semi-natural woodland associated with the Shochie Burn and the designed landscape of Battleby which is of national importance.

Settlement, Form, Pattern and Character

Luncarty was originally a linear roadside village on the A9 and expanded due to the establishment of a bleaching works and industrial mills by the Tay. Today it appears as a relatively modern, rather formless but compact settlement, now much infilled with recent frontage and back land development juxtaposed to new development which has infilled the small area of designed landscape and redeveloped part of the industrial works to the east.

Buildings, Materials and Colours

Generally the village has an unremarkable character with a variety of modern housing styles and building materials grouped into small estates of similar appearance.

Views and Viewpoints

Except from some short distance views from the south, Luncarty is generally inconspicuous being screened by landform and the many mature trees in and close to the village. The road and railway pass the village, mainly in cutting.

Plan 11 Luncarty

Table 13 Landscape Capacity Assessment – Luncarty

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	X The Shochie Burn and old mill lades are locally important landscape features and the low lying floodplain landscape is distinctive, providing the village with a sense of place and identity	❍ The rather formless shape of the village is contained between the railway and the Tay, northward development would not depart from this settlement form	❍ Potentially visible in short distance views but not inappropriately conspicuous, new planting could supplement existing tree screening and provide an adequate landscape framework
South	✔ None	X Development to the south would extend into open areas losing the context of the mature trees and spreading further towards the floodplain, departing from the landscape setting and form of the village on the mounds of the low hills		
East	X River Tay and floodplain			
West	X Railway and A9			

Stanley

Landscape Character Types Lowland Hills and Lowland River Corridor

Landscape Units LH1 Obney to Logiealmond; LRC1 Lower Tay Gorge

Plans and Figures Plan 12 and Figure 17

Landscape Setting

Most of Stanley village is located on the Lowland Hills, at a height of about 55–65m AOD, forming a shoulder of higher land above the steep wooded gorge of the Tay. This landscape setting is typical of the Lowland Hills with strongly rolling, rounded hills covered with large, regular, arable fields with low hedges and occasional hedgerow trees, together with large coniferous plantations, noticeably on the hill tops and ridges which makes them more prominent in long distance views. By contrast the gorge of the Lower Tay is deep and enclosed, with the river some 40m below the surrounding hills. The river all but fills the narrow base, so the banks are a thin, curving strip of grassland. Semi-natural, broadleaved woodland covers the whole of the steep, almost cliff-like, slopes of the gorge. This combination of contrasting landform, surfaces, vegetation and colours provides a distinctive composition and strong identity uniquely associated with the great mass of the Stanley Mills which stand on the only parcel of relatively flat land adjacent to the river (see Figure 17).

Settlement, Form, Pattern and Character

Stanley is a relatively elevated, modern, mill village above the Tay, in a dip between the slopes of the hills which, with the Tay gorge, have strongly influenced the form of the village. Its rectangular street pattern, around small greens, exhibits an organised, planned layout but now with a ribbon to the south-west (Duchess Street) and a modern estate north of the railway which passes through the village in deep cutting, with three bridging points. To the south a less conspicuous ribbon of houses perch on the cliff top seeking views into the Tay gorge. The village has many industrial and historic associations with the river, Inchbervie Castle, the mills and their associated reservoirs, tunnelled lades, weirs and sluices. The Stanley Mills are detached from the village, by the river, and accessed via a steep road from Mill Street. The village has limited views of the river but is strongly associated with it, via industry, recreation and angling.

Buildings, Materials and Colours

Building materials are predominently white harling or grey stone with grey roof slates and tiles but the modern developments have a variety of decorative finishes and some modern brick. The Stanley Mills is a large group of four and five storey former industrial buildings, of national architectural and historic importance, built of red brick and grey slate, now restored to a high standard for residential use.

Views and Viewpoints

Stanley is remarkably inconspicuous because of the landform and many groups of mature trees in and close to the village, with the south-west being the only noticeable views of the village in the wider landscape. It follows that outward views are also quite restricted in most places. Views of the Tay gorge are very important but quite difficult to access.

Plan 12 Stanley

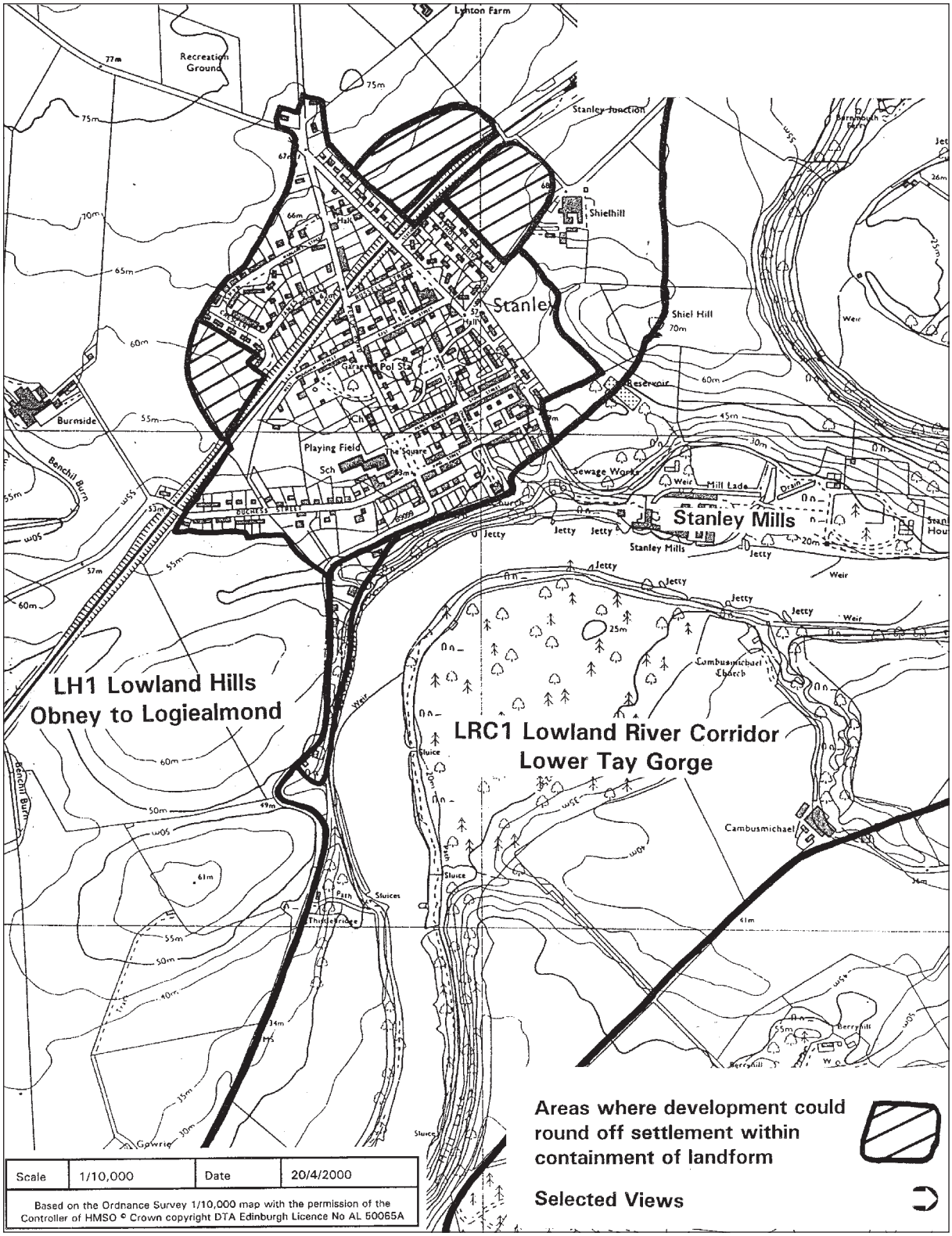


Table 14 Landscape Capacity Assessment – Stanley

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	X Settlements in the Lowland Hills tend to be located in valleys, dips and folds and to be contained by local ridges, slopes and hills. There may be scope for minor rounding off at the edges of the village but more significant expansion would detract from this characteristic	❍ Development would extend over the ridges and mounds that currently contain the village and which have controlled its form in the past	X Futher development would be inappropriately conspicuous
North-east	✔ None			
South-west	✔ None			
South-east	✔ The River Tay gorge			

11. Landscape Capacity Assessment: Settlements South of Perth

Abernethy

Landscape Character Types Igneous Hills and Broad Valley Lowland

Landscape Units IH7 Ochil Scarp; IH8 Ochil Uplands; BVL12 Earn Plain; BVL13 Hillfoot

Plans and Figures Plan 13 and Figure 18

Landscape Setting

Abernethy lies at the foot of the Ochil escarpment, on low mounds above the plain of the River Earn. It is, therefore, located in the transition between upland and lowland landscapes. It looks out over the sinuous line of the Earn to its confluence with the Tay at the upper end of the estuary. The flat, open, fertile, arable, plain has many of the characteristics of the carselands and is a sharp contrast to the steep, rugged escarpment behind the village with its pastures and woodland. Settlements are typically located at the hillfoot, on the carse-edge as at Aberargie and Abernethy.

Settlement, Form, Pattern and Character

Abernethy is an ancient, nucleated very important historic village overlooking the confluence of the Earn and Tay. Its location appears to be strongly related to landform, being a typical hill-foot, carse-edge settlement at the bottom of two small glens: the Nethy Burn and the larger Abernethy Glen. Now the village has some modern ribbon development to both east and west along the A913 and some development rising up the slopes to the south. However, the historic core is an important Conservation Area and setting for ancient monuments; there is a proposal in the Local Plan to extend the Conservation Area. Close by, on the slopes to the south-west, lies the small linear hamlet of Glenfoot. The village exhibits a harmonious character and appears to be well wooded with many mature trees.

Buildings, Materials and Colours

Abernethy tends to be seen only narrowly on the approach roads. From the hills to the south and the open plain to the north much of the village is screened by trees so it is the roofs that are most noticeable. These are predominantly grey slate/tile and provide a unifying feature which prevails over the very varied mix of grey and brown stones and bricks and white harling.

Views and Viewpoints

Abernethy is visible from many viewpoints owing to its location at the foot of the Ochils and on the edge of the open plain of the Earn. However, from all angles it appears to sit well in the landscape with a strong relationship with landform and a dense cover of trees. To some extent the hills and the trees tend to distract the eye from the rare and historic Tower which forms a focal point in closer views.

Table 15 Landscape Capacity Assessment – Abernethy

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None beyond the railway	X Northward extension beyond the railway would depart from the relationship of the village with landform and encroach onto the plain	X Development would detract from the neucleated hillfoot form	X Northward expansion would make the village conspicuous in the open plain
East	✔ None	X Development eastwards would be forced by the railway to rise further up the slope and this would weaken Abernethy's distinctive relationship with landform	❍ Development would extend the ribbons in both directions but would still relate to the hillfoot/carse-edge setting. Historically Abernethy was a nucleated village but some hillfoot villages are linear	X Development would emerge further from the dense tree cover available around the village and appear more conspicuous
West	✔ None	X The slope of the hills steepens to the west and would make development look out of place in the landscape type		X Development would be very conspicuous in terraces on the steep hillsides
South	✔ None	❍ Large scale expansion would not be appropriate but there is scope for small scale development. The village sits well in the landscape below the 50m contour and further development below this level would sustain the hillfoot character		❍ Small scale development below the 50m contour would not be unduly noticeable in the wider landscape

Plan 13 shows structural planting required in addition to the conventional landscaping of any new development. This is not an attempt to screen development but to ensure it would have a good landscape fit and reflect the character of the existing settlement which has many mature trees and the setting is well wooded. Planting would be of native broadleaved trees and shrubs in belts that may be discontinuous where access or field boundaries intersect. Planting by the Ballo Burn should include typical wetland and riparian species such as willow and alder. The planting will help to create soft edges to the spaces with development potential, to filter views (in a way similar to the existing views of Abernethy) and to link important local landscape and ecological features at the hillfoot. The belts may need to be about 8–12m wide to be effective.

Bridge of Earn/Kintillo

Landscape Character Type Broad Valley Lowland

Landscape Units BVL11 Earn Valley Hills; BVL12 Earn Plain

Plans and Figures Plan 14 and Figure 19

Landscape Setting

This settlement, which includes the once separate area of Kintillo, is located in the Broad Valley Lowlands of Strathearn where the narrower corridor of the middle Earn widens into a carse-like plain and the river adopts an even more vigorous series of meandering loops, one of which has been a traditional crossing point, hence the development of the bridge of Earn. The busy, flat, low-lying, open, largely agricultural landscape is crossed by the motorway, the A912 and the railway. The village lies astride the Deich Burn and its setting is dominated by the scarp slope of Moncrieffe Hill to the north. To the south of Kintillo the valley has a more uneven topography where glacial drift lies below the foot of the Ochils and woodland is more common on this part of the valley floor. To the west of Kintillo is the nationally important designed landscape around Kilgraston House School.

Settlement, Form, Pattern and Character

Originally a small, riverbank, river crossing hamlet on the old A9, Bridge of Earn is now a rather formless accumulation of modern (mainly 1980's) developments, between the river and Kintillo, on a slightly raised terrace on the valley floor of the River Earn. The river forms the northern end of the village which has a long history related to the river. The bridge still forms an important focal point. The elevated motorway dominates the eastern edge of the village and most of the settlement edges are poorly landscaped. Considerable modern infilling has obscured the original form of the village. To the east of the motorway lies the redundant hospital site at Oudenard, a complex of single storey buildings close to the river and, until the recent expansion of the village, probably larger than Bridge of Earn in the past.

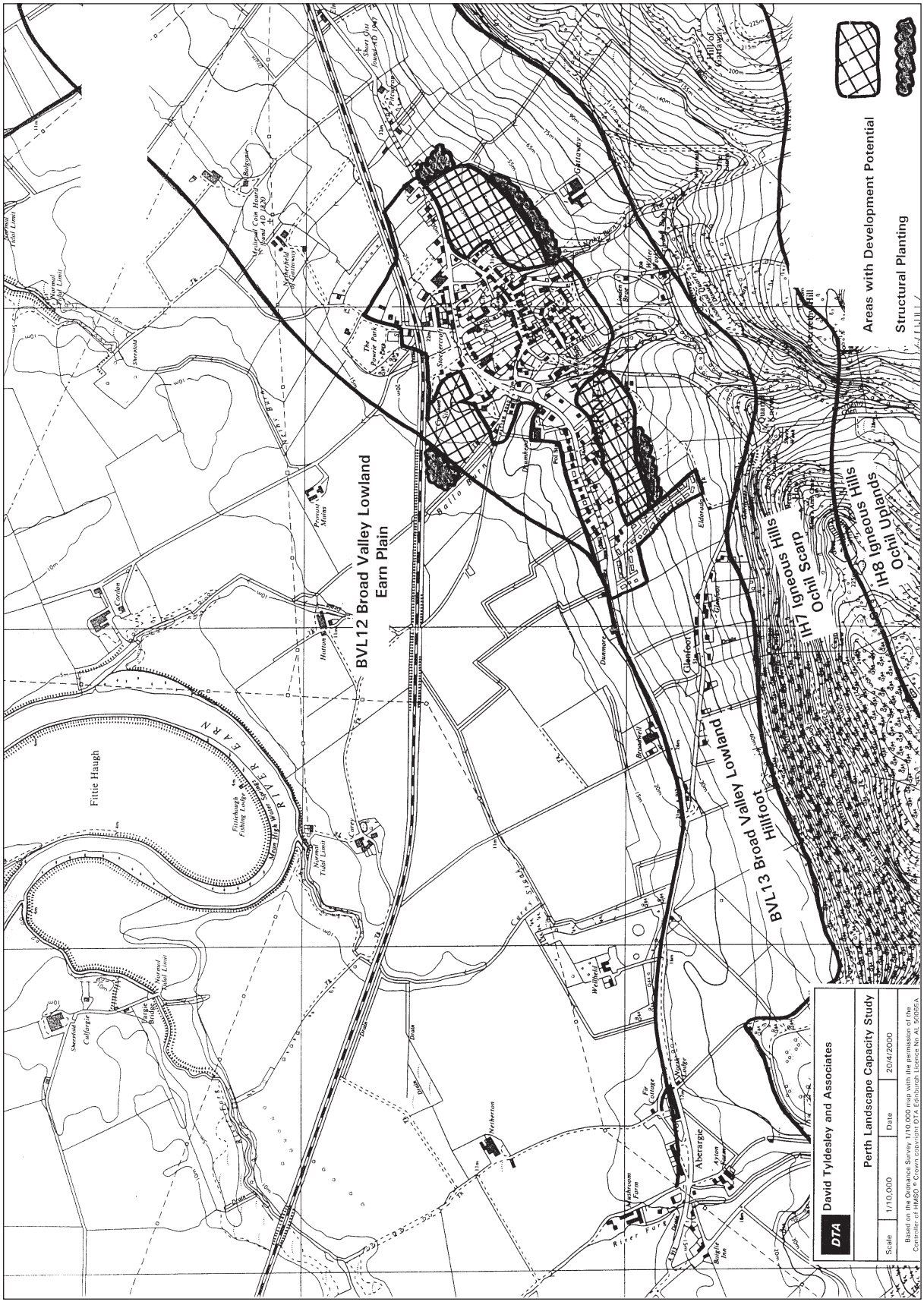
Buildings, Materials and Colours

The village has a wide range of modern building styles and materials in a series of unremarkable estates. There are few buildings of distinction but the settlement sits well in the landscape owing to the number of mature trees in and around it and the Kilgraston Park which enhances the western edge.

Views and Viewpoints

Views from the motorway, roads and railway are important, so too are those obtained from the higher land of Moncrieffe Hill. Otherwise the relatively flat land means that the village is not especially conspicuous in longer distance views, being screened by the motorway to the east and Kilgraston to the west.

Plan 13 Abernethy



Plan 14 Bridge of Earn/Kintillo

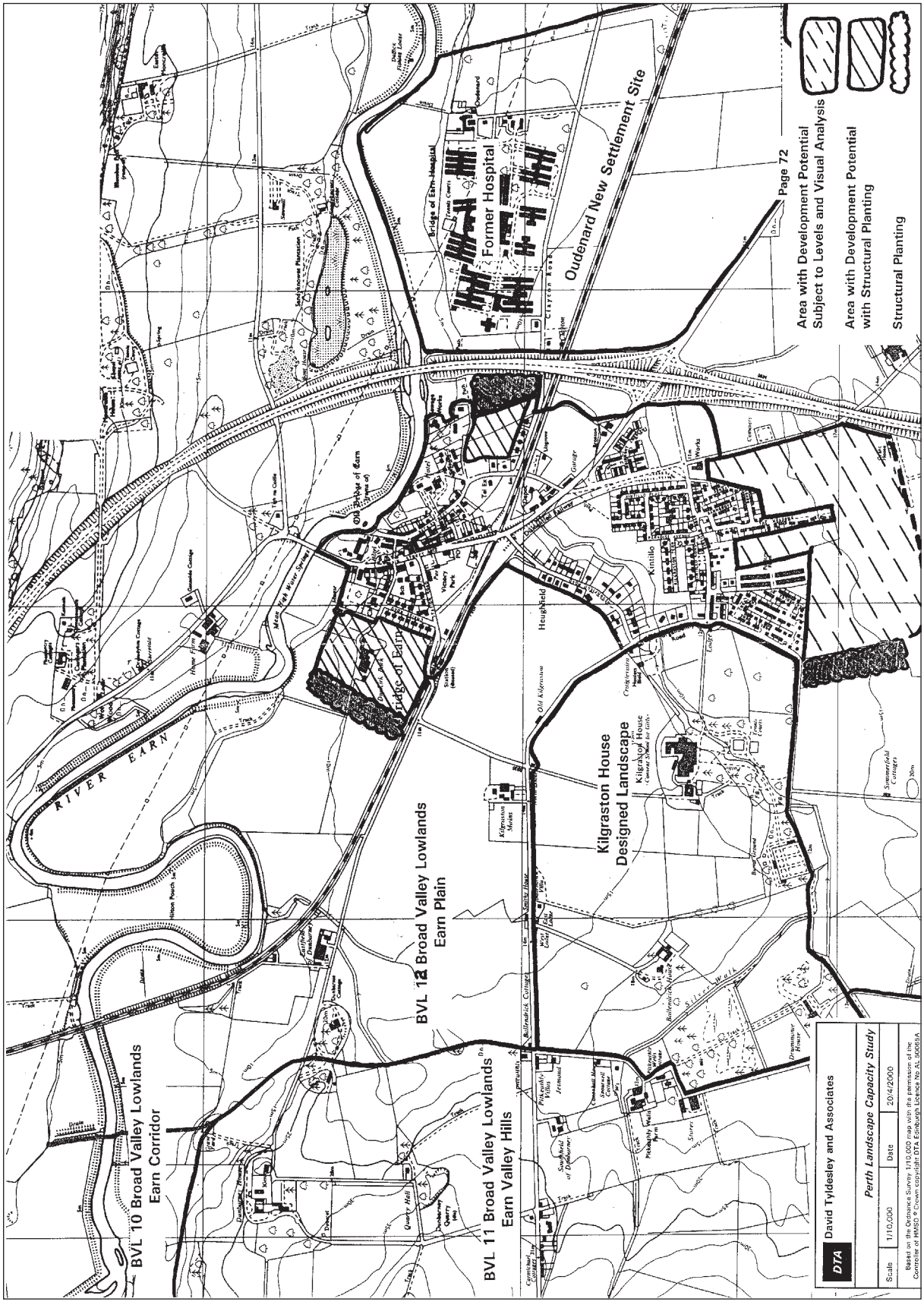


Table 16 Landscape Capacity Assessment – Bridge of Earn

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	X River Earn			
East	✔ None up to the motorway	❍ Development immediately eastwards would inevitably be affected by the proximitiy of the elevated motorway. However, beyond the immediate environmental effects of the M90 lies an extensive valley plain landscape with the Oudenard Hospital site and of similar character to the setting of Bridge of Earn now	❍ Although unusual to find larger settlements on river banks in the valley plains (rather than the edges) this part of the valley is now well settled and the village lacks any distinctive or meaningful form in landscape planning terms	X New development would be conspicuous from the motorway as the existing village is, and in the short term from the valley floor. However, as demonstrated by the effects of the existing tree cover, a strong landscape framework can help to blend the settlement into the landscape setting
South	✔ None	❍ Further development to the south of Kintillo should avoid the setting of the Kilgraston designed landscape but otherwise could extend to where the slopes begin to rise, however, the exact extent that would be appropriate should be established by a detailed levels and visual analysis outwith the slope of this assessment		
West	✔ None	X/❍ Land south of the railway forms an important open space for the settings of both the village and the Kilgraston designed landscape. However, north of the railway the landscape setting could assimilate further built development		✔ The large agricultural sheds at Dunkirk Park are prominent and the north west edges to the village could be enhanced. There is scope for built development in a strong landscape framework to make a positive contribution

Dunning

Landscape Character Type Broad Valley Lowland

Landscape Unit BVL11 Earn Valley Hills

Plans and Figures Plan 15 and Figure 20

Landscape Setting

Dunning is situated in the transitional landscapes between the foothills of the Ochils and the flat plain of the River Earn corridor. There is a strong and distinctive rural character to the area with its estates, large steadings, rather irregular field pattern and many woodlands, plantations, avenues, roadside trees and hedgerow trees giving it a sense of place and continuity lacking in the more modern landscapes of the valleys. Dunning lies in a fold of landform, originally on relatively flat land, at the confluence of several burns, at the foot of the Pitcairns Glen and beneath the Black Hill of Kippen. The landform is very complex and this tends to conceal the village in the wider landscape. The Dun Knock hill by Newton of Pitcairns appears much larger and higher than it is and seems to dominate many views of the settlement. The policies and grounds of Keltie Castle lie to the south-west and to the west of the village there is a golf course with stone walls around.

Settlement, Form, Pattern and Character

Dunning is undoubtedly an historically important, ancient, strongly nucleated, tightly enclosed, multiple crossroads village with former mills and a small agricultural market in the historic core which is large and comprises a substantial Conservation Area. There are important links with St Serf who established his "first and favourite" religious foundation here and died here in the tenth century. The village is losing some context because of modern estates around but, despite being entirely rebuilt in 1792, after being burned down in 1715, it still exhibits a deep sense of history and antiquity heightened by the tower and the complex and intimate spaces of the three "squares" (which are actually triangles), the medieval pattern of which was retained in the rebuilding. Terraces at Newton of Pitcairns are also designated a Conservation Area. Many archaeological features lie close to the village.

Buildings, Materials and Colours

Modern bungalows on the outskirts of the village are detracting from the harmonious unity of subdued grey stone and slate buildings in the older parts of the village. The modern extensions to the village have detracted from the character of the Conservation Area and the setting of the village.

Views and Viewpoints

Dun Knock is an important feature and there are significant views out to the Ochils which form a permanent backdrop in many views of the village. Inward views are limited because of landform and vegetation.

Plan 15 Dunning

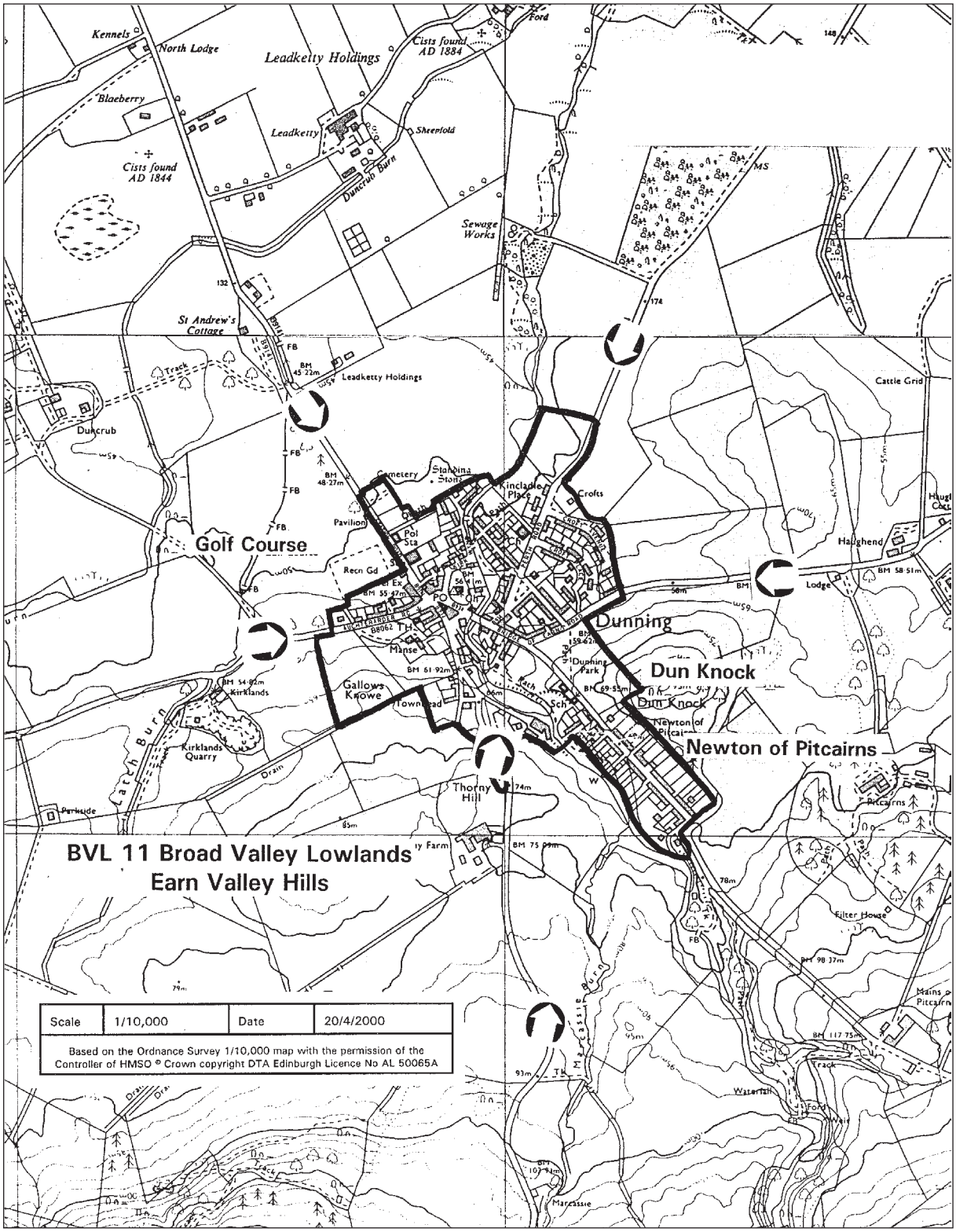


Table 17 Landscape Capacity Assessment – Dunning

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
All around the village	✔ None	X As already indicated modern development has begun to erode the character and appearance of this important historic village which has a particularly strong relationship with its landscape setting and a unique and historically valuable settlement form. It is difficult to see how any further development of any significance could avoid compounding these effects. In landscape planning terms, especially from the historic/cultural landscape point of view, there should be a presumption against further development around or in the vicinity of Dunning unless it can be clearly demonstrated that the particular proposal would not adversely affect the landscape and archeological interests. It is likely that insufficient is known to be able to satisfy this test and so the precautionary principle should prevail and development should be restricted to sensitive infilling and redevelopment of non-historic buildings and sites within the village		X Development would be likely to impinge on important views to and from the village and of features in and around t he village, including historical monuments. Intervisibility between such features can also be important and should be maintained

Forgandenny

Landscape Character Type Broad Valley Lowland

Landscape Units BVL10 Earn Corridor and BVL11 Earn Valley Hills

Plans and Figures Plan 16 and Figure 21

Landscape Setting

Forgandenny lies on a slight terrace on the lowest slopes of the hills of the Earn valley at the foot of the Ochils. It is above the flatter land of the river corridor and nestles at the side of the distinct hill of The Law. This is a rural, agricultural landscape with many woods, trees and hedges and well maintained estates and large steadings. There are designed landscapes of local significance to the west at Rossie House and the Strathallan School to the east. Built development in the school is quite extensive and noticeable from the main road despite being generally well contained by landform and vegetation. There is an old sand and gravel quarry to the north.

Settlement, Form, Pattern and Character

Forgandenny is an interesting, probably ancient, small, nucleated village the full story of which is difficult to establish without documentary research outwith the scope of this project. However, it was probably once of religious origin or significance. The church, school and distinctive cottages of the older part of the village, which have the architectural character of estate buildings, mainly lie on what appears to be a former line of the road which, historically, may have been re-aligned to accommodate the designed landscapes and privacy of Rossie House to the west and Strathallan School to the east. Alternatively, this lane may be a 19th century creation linking entrances to the two big houses. The open spaces in the village are enclosed and intimate adding substantially to the character of the village. Some modern buildings are located along the present B935 and a small estate of bungalows south of the main road has been added to by a new and somewhat incongruous estate of modern bungalows and chalets, with little relationship to the layout, scale, character or appearance of the existing village. The Conservation Area seems to be quite limited in extent bearing in mind the wider historic interest of the settlement.

Buildings, Materials and Colours

The old village has a mix of red and grey stone with buff and cream harling. The new development is a conspicuous buff stone beneath a light grey roof.

Views and Viewpoints

Views in and out of the village are generally quite restricted by landform and vegetation and by the enclosing walls of the estates.

Plan 16 Forgandenny

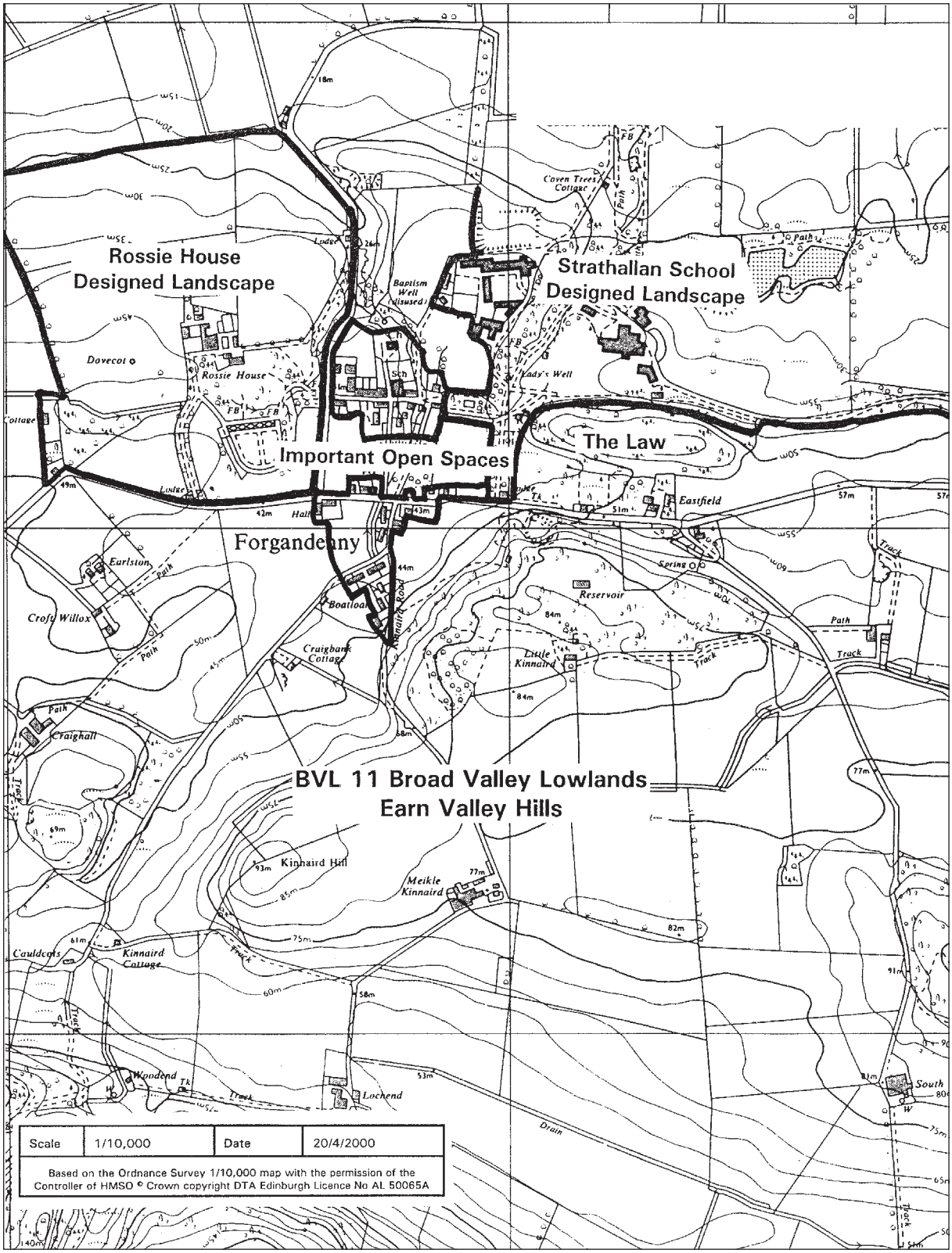


Table 18 Landscape Capacity Assessment – Forgandenny

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
All around the village	✔ None	X Whatever the history of this village may be it has created a very unusual and distinctive village form which should be conserved in its entirety and without modification or addition that may be inconsistent with the evolution of the settlement. The village also has strong relationships with its immediate setting of the designed landscapes and the wider setting of the valley and the Ochil hills. As with Dunning, there should be a presumption against further development around or in the vicinity of Forgandenny unless it can be clearly demonstrated that the particular proposal would not adversely affect the landscape and historical interests and the character, appearance and setting of the Conservation Area. The precautionary principle should prevail and development should be restricted until a thorough examination of the history and evolution of the village and an assessment is carried out, not only of the two designed landscapes in their own right, but of the relationships between them, and, overall, until the significance of the village is more fully understood		X Whilst the village is generally well screened there are a range of important local views into, out of and through the village which could be adversely affected by infilling or peripheral development

12. Landscape Capacity Assessment: Settlements West of Perth

Methven

Landscape Character Type Lowland Hills

Landscape Units LH4 Keillour Plateau and LH5 Keillour Slopes

Plans and Figures Plan 17 and Figure 22

Landscape Setting

The Keillour Plateau area of the Lowland Hills is characterised by a complex series of shallow convex slopes rising from about 110/120m AOD to a flat or very slightly domed plateau some 170m AOD. The plateau is extensively covered in coniferous plantations so that the landform of the plateau top is obscured by the dense tree cover and there are few views out over the flanking river valleys. Below about 110m lies the Keillour Slopes landscape unit which has a more complex topography and varied land cover, with mixed farming, a few mixed plantations and frequent steadings. The slopes form the immediate setting for Methven and flow down below the village to about 40m AOD. Methven is towards the top of the slopes, in a fold in the mounds mainly between about 75 and 90m AOD. The surrounding field pattern is varied but there are many hedgerows and hedgerow trees and shelterbelts giving a characteristically well wooded appearance from a distance. The Methven Burn is probably the reason for the location of the village on the slopes providing water and a sheltered hollow in the landform.

Settlement, Form, Pattern and Character

Methven is a historic roadside village with 18th and 19th century linear development along the A85 and a nucleated core of historic buildings round the church. Generally the village lies discreetly in dips and folds of the complex landform but with small, sprawling, modern estates spilling east and west over the edges of the narrow, twisting glen of the Methven Burn which is an important feature flowing through the heart of the village. However, built development, in places, has cut into the natural slopes of the den at Station Road and the industrial area to the south. The main road is busy and noisy and forms a strong linear feature in the village. There is a historic battlefield (*Battle of Methven 1306*) and some policy plantings to the north.

Buildings, Materials and Colours

The church spire and some tall conifers provide noticeable point features in the village. The timber yard is conspicuous but generally a dominance of grey stone and white and grey harling under grey slates and tiles provides a unifying effect

Views and Viewpoints

Generally, views of Methven are relatively limited by landform and tree cover. There are short views on each approach road and some views of the roofs of the village from higher land to the north.

Plan 17 Methven

Table 19 Landscape Capacity Assessment – Methven

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North	✔ None	X Northward development would extend the village even higher up the slopes and over the top of a very pronounced hill at 109m AOD so detracting from the setting of the village in the wider landscape. It would harm the landform and setting of the Den of Methven/Methven Burn and detract from the settlement shape and its relationship with the landform		X The village would become very conspicuous as it extended over the hill at a height equivalent to that of the plateau above which is devoid of significant settlement
East	✔ None	❍ There is scope for some development eastwards to the existing tree belt and below the 90m contour as this would fit satisfactorily with the general landscape and the settlement form		✔ Development up to the tree belt and below the 90m contour would not be unduly conspicuous and may help to improve the present eastern edge of the village if the tree belt is strengthened
South	✔ None	❍/✔ There is some scope for development in the low lying land south of the village. This could fit with the settlement form and its relationship with the topography of the village settlement; it could also help to screen the unsightly intrusion of the industrial uses to the south		❍/X? However, there is a danger of developing too high up the slopes of the burn and too far away from the core of the village which would make the development inappropriately conspicuous and a departure from the settlement form. A detailed visual analysis should be undertaken to find the right balance between screening and conspicuity and landscape fit and detracting from settlement form
West	✔ None	X Development westwards would be a departure from the settlement form and the relationship with the surrounding landform		X Further development on the slopes to the west would be inappropriately conspicuous and detract from the appearance of the village in the landscape

Pitcairngreen

Landscape Character Type Lowland River Corridor

Landscape Unit LRC6 Glenalmond

Plans and Figures Plan 18 and Figure 23

Landscape Setting

Pitcairngreen lies deep in the folds of the valley of the Gelly Burn where the glen flattens to form a level terrace at about 55m AOD. Surrounding hills and knolls rise to between 71 and 85m AOD. The hills both sides of the glen are well wooded which adds to the intimate scale and enclosure of the village in the valley. Mixed agriculture and forestry are the dominant land uses but the Almond Valley to the south has a number of major industrial works and a military depot, these are well removed from the quiet pastoral valley at Pitcairngreen.

Settlement Form, Pattern and Character

This is an unusual, small, planned, historic, valley settlement of unusual morphology. Old individual houses and small terraces were unevenly spaced around a large triangular green. Since then there has been some modern infilling and, in 1953, the green was planted for the coronation with trees which are now mature.

Buildings, Materials and Colours

Almost the whole village is a Conservation Area with some fine grey stone houses. Modern bungalows exhibit a wider range of materials and colour including white, cream and buff walls.

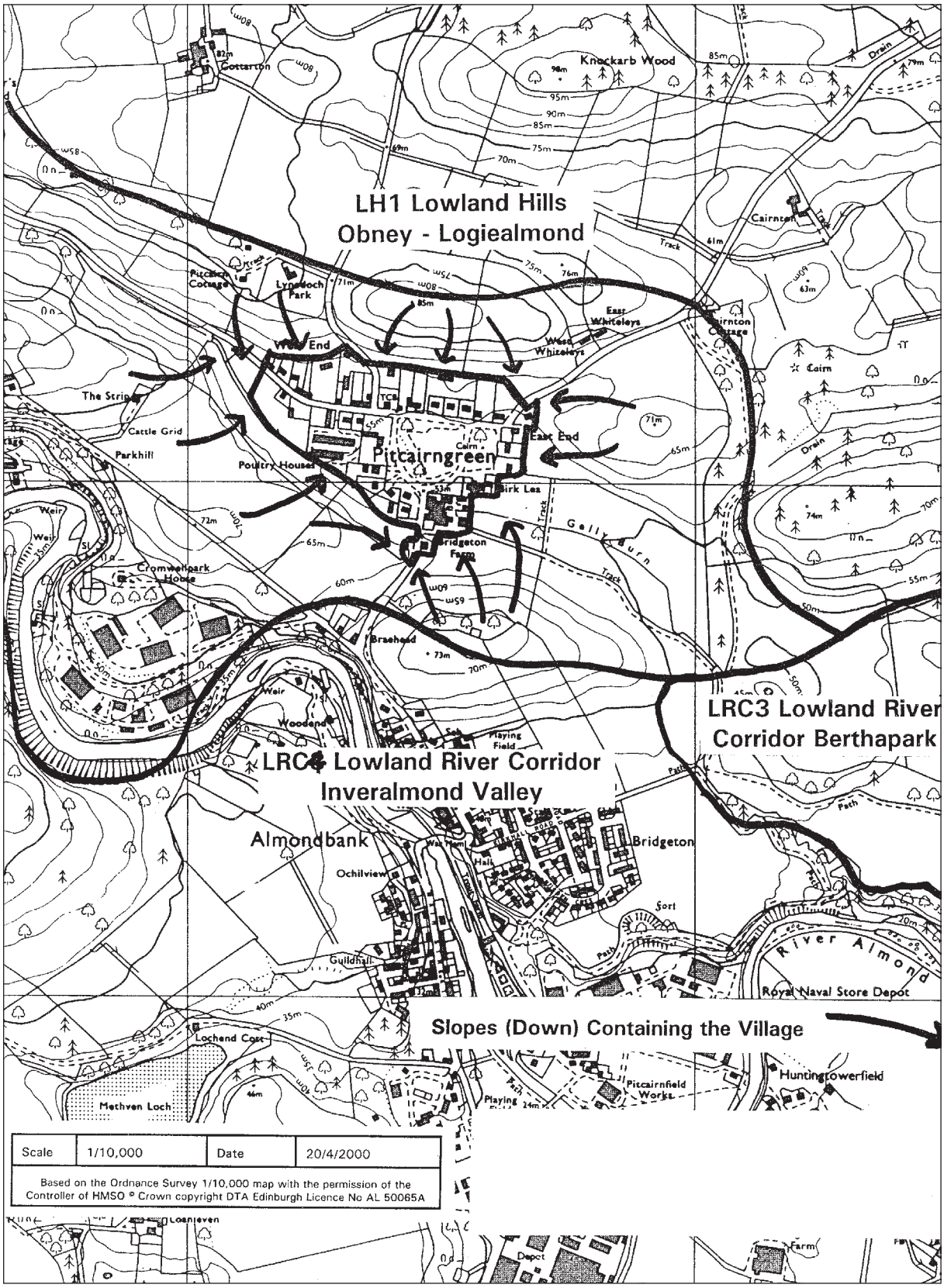
Views and Viewpoints

The village is almost concealed in the landform and vegetation appearing as a surprise at short range on each of the four approach roads. Outward views are limited only to views down the Gelly Burn from the east end of the village.

Table 20 Landscape Capacity Assessment – Pitcairngreen

Direction	Physical Constraints	Landscape Constraints	Settlement Form	Visual Constraints
North South West	✔ None ✔ None ✔ None	X The village lies on the flat terrace of the valley in the way that is characteristic of the landscape type. Extension north, south or west would quickly erode this relationship with its landscape setting	X Development up the slopes of the hills which contain the village would destroy the distinctive and unusual settlement morphology and engulf the small scale spaces of the village	X Development on the slopes would be inappropriately conspicuous in a village that is almost concealed in the landform
East	✔ None	❍ Development could remain on the relatively level area of the terrace which would be compatible with the landscape setting	X Development to the east would detract from the distinctive village form and character and have an adverse effect on the relationship of built development to the open spaces in the village	❍ Development confined to the flatter land by the burn would not be particularly visible but extension up the slopes would be conspicuous

Plan 18 Pitcairngreen



13. Landscape Capacity to Accommodate a New Settlement

Table 21 Summary of Landscape Capacity Assessment for a New Settlement in the Study Area

Landscape Type and Unit		Assessment Summary
Highland Summits and Plateaux HSP1 Glen Shee	X	Landscape type devoid of significant settlements and comprises open, exposed, high uplands
Igneous Hills IH1 Muirhall; IH2 Kinnoul & Deuchny Hills; IH3 Kinnoul Scarp IH4 Tarsappie – Rhynd; IH5 Kirkton – Craigend; IH6 Craigie Hill; IH7 Ochil Scarp; IH8 Ochil Uplands	X	Landscape type devoid of significant settlements and comprises exposed, rugged uplands
Lowland Hills LH1 Obney to Logiealmond LH2 Cairnleith Moss LH3 Glen Shee Foothills	X	Historically villages rare, limited to one or two small, roadside, service settlements on A9. Away from the A9 there are no villages of any size and the hills have a distinctive rural character
LH4 Keillour Plateau LH6 Gask Ridge	X	High plateau/ridge devoid of settlement and either exposed and open or extensively afforested. Estate landscapes and features of interest, conspicuous.
LH5 Keillour Slopes	X?	Potential to accommodate small villages in dips and folds but a satisfactory location for a settlement of the size sought is highly unlikely.
LH7 Broxden LH8 Craigie Knowe	❍	Capacity to accommodate built development but as an extension to Perth rather than a new settlement
Broad Valley Lowland BVL1 Strathmore; BVL2 Burrelton Burn; BVL3 Balgray; BVL4 East Walkmill	X	Significant settlements limited to New Scone which is more a suburb of Perth. Historically villages rare, limited to one or two small, roadside, service settlements
BVL5 Pickstonhill; BVL6 Whinniemuir; BVL7 Langley Burn	❍	Capacity to accommodate built development but as an extension to Perth rather than a new settlement
BVL8 Huntingtower BVL9 Crematorium Woods	X	Significant settlement rare and units form setting of Perth
BVL10 Earn Corridor	X	Devoid of significant settlement due to flood risk
BVL11 Earn Valley Hills	X?	Landscape type capable of accommodating significant settlement but unlikely to find a location that would not have a detrimental effect on historic villages of Dunning, Forteviot and Forgandenny, or on Invermay Designed Landscape and its setting or setting of the Ochils

Table 21 (cont) Summary of Landscape Capacity Assessment for a New Settlement in the Study Area

Landscape Type and Unit		Assessment Summary
BVL12 Earn Plain	❍X	Historically devoid of significant settlement as were the carselands, but Bridge of Earn established and new settlement at Oudenard is part of strategy for plan area. However, a free standing new settlement elsewhere on the plain would be inappropriate
BVL13 Hillfoot	X	Only small scale settlements well related to landform at base of slopes are appropriate. Important setting of Ochil Hills
Lowland River Corridor LRC1 Lower Tay Gorge	X	Unsuitable landform and devoid of settlement
LRC2 Tay Floodplain	X	Devoid of settlement due to flood risk
LRC3 Berthapark LRC4 Inveralmond Valley LRC5 Inveralmond Roundabout	❍	Appropriate for development but as an extension to Perth rather than a new settlement
LRC6 Glenalmond		Unsuitable landform and devoid of settlement
Firth Lowlands FL1 Carse of Gowrie	X	Too open and historically devoid of significant settlements except at the edges
FL2 Grange	✔	***Recommended area for search shown on Plan 19***
FL3 Pitfour – Errol	X	Estate and designed landscapes are important, position and function of Errol is unique, would harm integrity of landscape character
FL4 Kinfauns	X	Important setting of Sidlaw scarp and designed landscape, would harm integrity of landscape character
FL5 Friarton – Insherrit	X	Immediate banks and islands of the Tay are devoid of settlement, Kinfauns Holdings are highly conspicuous from Kinnoull Hill etc and inadequate space to accommodate settlement of the size sought

Plan 19 indicates an Area of Search for a new settlement contained entirely within the Grange sub unit of the Firth Lowlands landscape type. However, not all of the unit is considered appropriate and the area of search specifically excludes the following areas:

a) the immediate banks of the Tay Estuary;
b) the Seaside settlement and its setting;
c) the confluence of the Bogmill and Grange Pows;
d) the elevated area of Ninetree Brae and its immediate setting;
e) land most affected by the noise and visual intrusion of the A90 trunk road.

Plan 19 Proposed Area of Search for a New Settlement

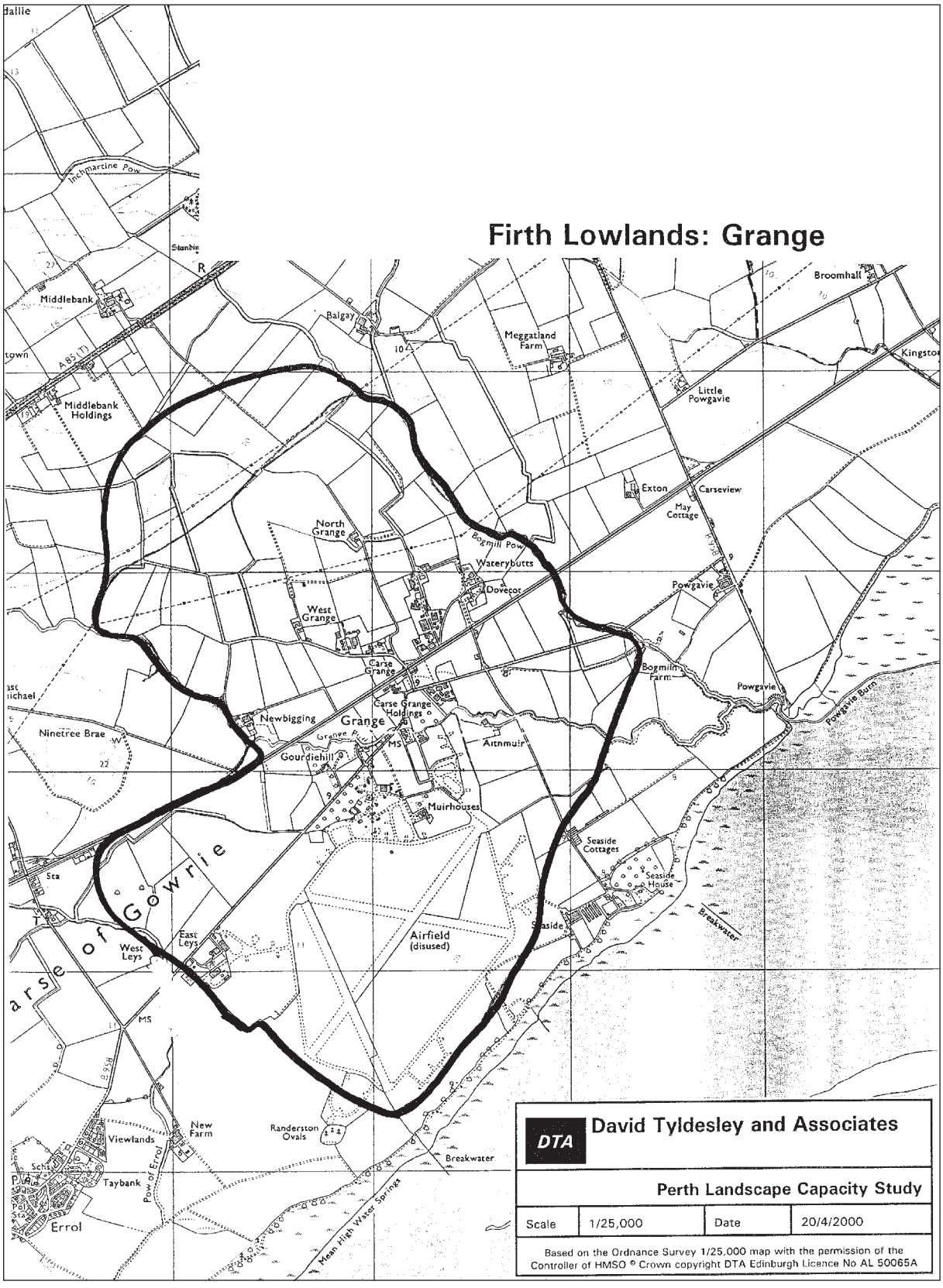


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Figure 4 Views of Perth

View looking north-west from Tarsappie Hill showing the city in the low lying plain where the Tay, here seen flowing both sides of Moncrieffe Island (centre, middle distance) cut through the rugged Igneous Hills of the Sidlaws (far left and far right). The view shows how industrial development has almost reached the Friarton road bridge which spans the width of the Firth Lowlands in the foreground. It also shows how the city has spread up the Lowland Hills (centre, far distance), away from the flat plain of the river, but not onto the steeper more exposed Igneous Hills beyond Friarton (far left with masts) or Kinnoull (far right with woodland).

Figure 5 Views of Perth

View looking north across city from near Candy Craig knowe, showing the historic town centre behind the South Inch, on the flat river plain (centre, middle distance) and the spread of urban development particularly west up the Lowland Hills (left) and at a lower density, into the lower wooded slopes of the Sidlaws at Barnhill (right). The open fields between Gannochy/Bridgend and New Scone are visible immediately above the town centre and the designed landscape of Scone Palace is evident on the low hills left of the town centre.

Figure 6 Balbeggie
Typically located in a dip in the Broad Valley Lowlands, Balbeggie is a compact roadside village with mature trees and the inn marking the southern approach. The St. Martin's designed landscape is behind the woods to the left.

Figure 7 Guildtown
Well maintained beech and hawthorn hedges lead to a pair of fine stone houses which mark the entrance to this linear roadside village located in the well wooded Broad Valley Lowlands.

Figure 8a New Scone
The hard, conspicuous edge of New Scone at Pickstonhill (steading to left) requires positive treatment to reduce its impact and to blend with landform and vegetation patterns.

Figure 8b New Scone
The other side of Pickstonhill shows part of the gap between Gannochy and New Scone, with the cemetery wall (centre-right), the older lower lying part of the village, centre and the trees of the Scone Palace designed landscape (left). This is probably the most rural part of the gap but it is still affected by the busy road and sporadic housing outwith the village.

Figure 9 Woodside/Burrelton
The markedly straight linear eastern edges of Woodside (right) and Burrelton (left) looking out over the unusual area of holdings towards Campmuir.

Figure 11 Errol
The unmistakable four pinnacled tower of Errol church on the ridge commanding views of the carselands and in turn acting as a focal point as the eye sweeps up the open slopes to the tower protruding above the trees.

Figure 12 Glencarse
The small, linear, roadside village of Glencarse on the A90, on the Firth Lowlands, at the foot of the steep, wooded, scarp cliffs of the Sidlaws.

Figure 13 Grange
A typical illustration of how inconspicuous the village is, even at close range, with only very modest tree cover, in this dead flat, open landscape where the sky makes a particular contribution to landscape character.

Figure 14 Inchture
The southern edge of this carse-side road-side village could be enhanced by positive landscape planning to reduce the effects of the modern housing and blend it more into the backdrop of the Rossie Priory designed landscape on the Sidlaw slopes.

Figure 15 Bankfoot
A view across land to the south of the village considered to have development potential from a landscape point of view. Lying on the flat valley floor an expanded village would change little in terms of settlement and landscape character. The village sits well in the landscape and the positive relationships could be enhanced.

Figure 16 Luncarty
A relatively modern village with a mixture of house types and building materials all "sandwiched" between the A9/railway corridor to the left and the Tay beyond the mature riparian trees to the right.

Figure 17 Stanley
The impressive Stanley Mills undergoing major restoration and conversion, and located on the narrow strip of the bank in the dramatic gorge of the Tay at Stanley

Figure 18 Abernethy
The core of this historic village sits well in the landscape at the edge of the Earn's carseland and at the foot of the Ochils. The hedges and trees play an important role in filtering views and tieing the village to the landscape pattern. The houses are below the 50m contour.

Figure 19 Bridge of Earn
A wide sweep of development is seen from the motorway from Kintillo (left) to Oudenard (far right) and with the Bridge of Earn in the centre, all beneath the backdrop of the wooded Igneous Hills. Lower land in front of the village is considered to have potential to accommodate development in landscape terms.

Figure 20 Dunning
View from B9141 looking south to see the village at the foot of Dun Knock hill with the more rugged backdrop of the Ochils. From here, modern bungalows appear to intrude into open countryside and are well removed from the tower in the centre of the historic village. Nevertheless, Dunning still retains a strong identity and sense of place with complex historical and cultural associations.

Figure 22 Methven
This historic roadside village has an industrialised arm spreading south-westwards down the valley of the Methven Burn. The impact of the large buildings could be reduced by positive landscape planning that may involve carefully sited development in the dip of the valley, perpetuating the settlement form and, with appropriate landscaping, enhancing landscape and settlement character.

Figure 21 Forgandenny
New development south of the B935 is conspicuous and unrelated to the historic village on the roadside and amidst the walled and wooded designed landscapes (left).

Figure 23 Pitcairngreen
The approach to Pitcairngreen from the west shows the unusual and historic village nestling in a sheltered hollow, surrounded by shallow hills and a well wooded rural landscape well removed from the industrialised Almond valley over the hill to the right.