

# Perth and Kinross LDP3 2027 - Evidence Report

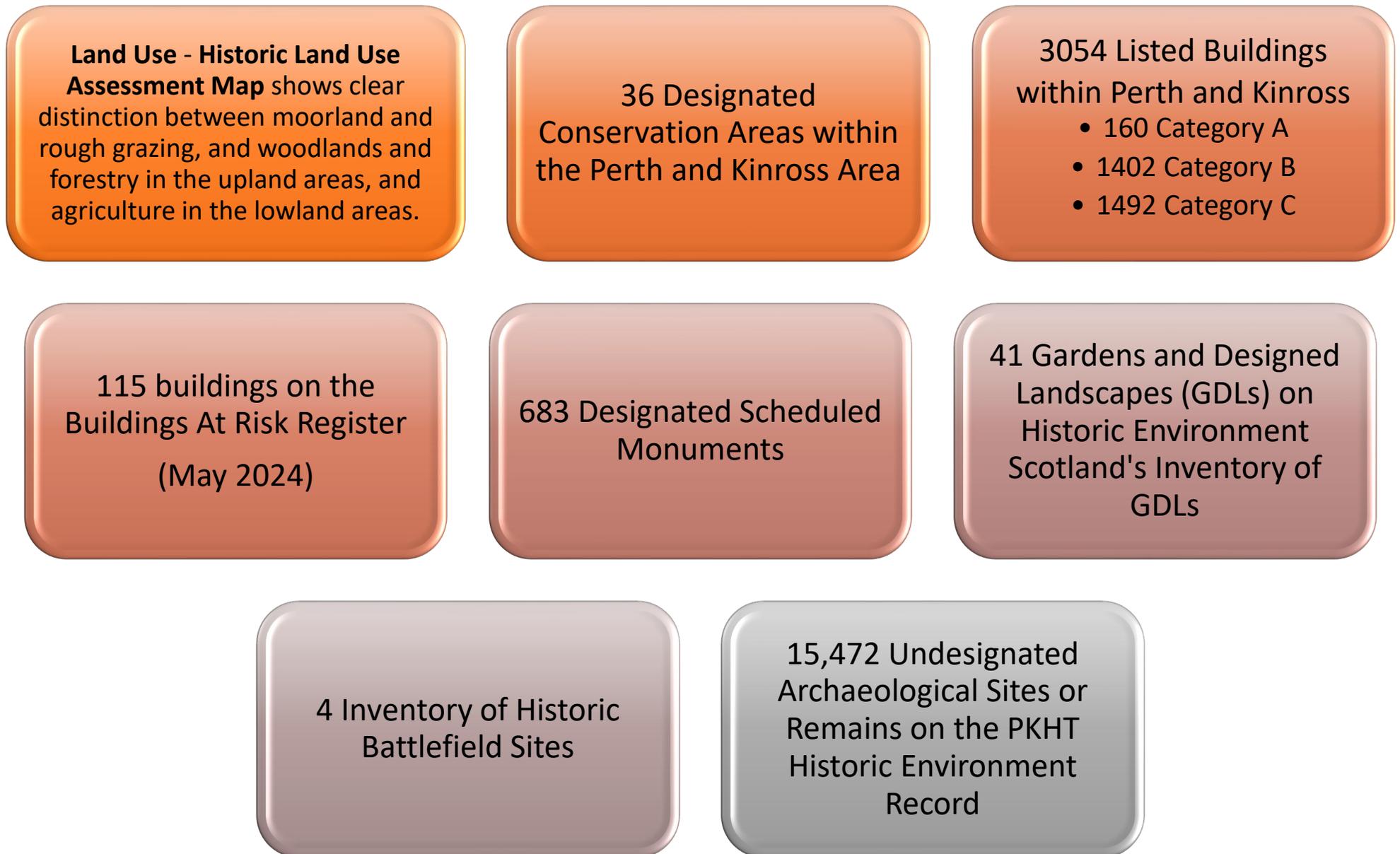
## TOPIC PAPER NO. 008: HISTORIC ASSETS AND PLACES

July 2024





Figure 1: Overview of Key Historic Assets and Places within Perth and Kinross



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## Glossary of Terms and Abbreviations

Conservation	Conservation is the act of preserving or looking after something. In relation to the historic environment, it mainly involves preventative action to prevent deterioration or loss of special features or artefacts.
Conservation Area	Conservation Areas are areas which have special architectural or historic interest that are considered to be worthy of protection. Planning authorities undertake the selection, assessment, and designation processes for Conservation Areas through applying the criteria of ‘special architectural or historic interest the character or appearance of which is desirable to preserve or enhance’, as set out in Section 61 of the Planning Listed Buildings and Conservations Areas (Scotland) Act 1997.
Design Charette	In planning, design charettes are used as a method of consulting with all stakeholders through an intensive workshop to address a specific design issue. Charettes bring together a range of perspectives to allow for collaboration, problem-solving and community visioning.
Environmental Impact Assessment (EIA)	A method of compiling, in a systematic way, an assessment of the likely significant environmental effects as a result of a proposed development. All developments which fall within a description as per <a href="#">Schedule 1 to the 2017 EIA Regulations</a> require EIA to be undertaken. Developments of a type listed under <a href="#">Schedule 2 of the EIA Regulations</a> will require EIA if they are likely to have a significant effect on the environment, due to their size, nature or location.
Evidence Report	A supporting document to the Local Development Plan. The Evidence Report provides a summary of the evidence base for a plan’s spatial strategy, policies, and proposals. It demonstrates that consideration has been given to the issues relevant to the plan area, and that appropriate consultation and engagement has been carried out and taken account of in preparing a plan.
Gatecheck	This is an assessment of the sufficiency of the evidence base on which the Proposed Local Development Plan will be developed. It is undertaken by an appointed person from the Scottish Government’s Planning and Environmental Appeals Division.
Historic Assets	As defined in Historic Environment Policy 2019, an asset, or historic or heritage asset ‘is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.
Historic Environment	As defined in Historic Environment Policy 2019, ‘the historic environment is our surroundings as they have been shaped, used and valued by people in the past, and continue to be today. It is central to our everyday life lives and our sense of place, identity and wellbeing.

Local Development Plan (LDP)	A plan which sets out, for the land in the part of the district it relates to, a spatial strategy; any other such matters as may be prescribed by the Scottish Ministers, and any other matters which the planning authority consider appropriate to include.
National Planning Framework 4 (NPF4)	NPF4 is the national spatial strategy for Scotland. It sets out the Scottish Government’s spatial principles, regional priorities, national developments, and includes a suite of national planning policy. NPF4 was adopted in February 2023.
Net Zero	Net Zero refers to the amount of greenhouse gas emissions we emit into the atmosphere and the amount we are able to take out will add up to zero.
Proposed Plan	The draft stage of the Local Development Plan, which must be approved by full Council before it can move on to its consultation stage.
Spatial Strategy	The detailed statement (usually represented through mapping as well accompanying text) of a planning authority’s policies and proposals regarding the development and use of land for the area for which the plan applies.
Strategic Environmental Assessment (SEA)	A systematic way of identifying, predicting, reporting, mitigating, and monitoring the environmental effects of plans, programmes, policies, and strategies. <a href="#">The Environmental Assessment (Scotland) Act 2005</a> provides information on the detailed stages and requirements for SEA in Scotland.
Sustainable Development	As defined in 1987 by the <a href="#">Brundtland Report: Our Common Future</a> , it is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Economic Growth	Economic development that is conducted in a manner which does not lead to the depletion of natural resources.

# 1 Introduction

- 1.1 Under Section 16(B) of the Act <sup>1</sup>, planning authorities are required to prepare an Evidence Report that contains sufficient information to enable the planning authority to move on to the next stage and prepare their Local Development Plan (LDP).
- 1.2 The purpose of an Evidence Report is to provide the planning authority's interpretation of the evidence it has gathered and the likely implications of that evidence for the preparation of their LDP. The Report will provide a summary of what the evidence means for the plan, rather than contain all the detail of evidence collected.

## HISTORIC ASSETS AND PLACES

- 1.3 This topic paper sets out the key evidence relating to the NPF4 Policy 7 subject area of 'Historic Assets and Places.' It will, alongside a range of other topic papers, contribute towards the preparation of the Council's Evidence Report, which is programmed to be submitted to the Scottish Government's Planning and Environmental Appeals Division (DPEA) during November 2024 for the 'Gatecheck' process.

## RELEVANT NATIONAL PLANNING FRAMEWORK 4 POLICIES

- 1.4 This topic is specifically covered by NPF4 Policy 7. However, given the nature of what this policy seeks to achieve, it has key policy connections other NPF4 policies on - Tackling the climate and nature

crises; Climate mitigation and adaptation; Natural places; Forestry, woodlands and trees; Green belts; Brownfield, vacant and derelict land and empty buildings; Energy; Design, quality and place; Local living and 20 minute neighbourhoods; Infrastructure first; Quality homes; Rural homes; Blue and green infrastructure; Flood risk and water management; Digital infrastructure; Community wealth building; City, town, local, and commercial centres; Rural development; Tourism, and Culture and creativity. As such the subject matters will also be touched upon under other relevant LDP3 Topic Papers.

## NATIONAL PLANNING POLICY REQUIREMENTS AND EXPECTATIONS

- 1.5 Policy 7 of NPF4 expects the following from LDPs:
  - LDPs, including through their spatial strategies, should support the sustainable management of the historic environment.
  - They should identify, protect, and enhance valued historic assets and places.
- 1.6 The policy intent for NPF4 Policy 7 is noted as:
  - To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.
- 1.7 The policy outcomes for Policy 7 are:

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<sup>1</sup> [The Town and Country Planning \(Scotland\) Act 1997, as amended by the Planning \(Scotland\) Act 2019](#)

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental, and economic value of the historic environment, to our economy and cultural identity.

1.8 In addition to the expectations of LDPs set out in NPF4, under the ‘Step by step guide’ section of the Scottish Government’s [Local Development Planning Guidance](#), advice is provided on relevant evidence for the NPF4 policy topics to help planning authorities in considering the national planning policies when preparing their Evidence Report. The guide summarises any legislative requirements and the evidence likely to be required to allow NPF4 policies to be taken account of by an LDP, it also signposts to various information sources.

1.9 The LDP Guidance suggests that in preparing their Evidence Report for Policy 7, planning authorities are expected to take into account the locations of international and national designations, including Scheduled Monuments; Category A Listed Buildings; Inventory Gardens and Designed Landscapes; Inventory Battlefield sites; and World Heritage Sites. The locations of regional and local designations such also be considered i.e., Category B and C Listed

Buildings; Conservation Areas; locally important Gardens and Designed Landscapes; archaeological sites, and buildings and other historic assets which communities have identified in Local Place Plans to be of particular significance.

1.10 Section 2 to follow looks to identify relevant datasets and sources of information to satisfy the asks of NPF4 Policy 7, as well as take account of the data and information suggested in the May 2023 LDP Guidance.

#### IDENTIFICATION OF DATASETS

1.11 Table A1 of Appendix A sets out the evidence which should be gathered and analysed so that the Proposed Plan can address the requirements and expectations raised in NPF4 and the Scottish Government’s Local Development Plan Guidance. It also highlights where there are current gaps or uncertainty relating to some of the data identified. Section 2 of this paper expands upon this by exploring in more detail the key issues raised by the data and what the implications might be for the Proposed Plan.

## 2 Information Analysis

### SUMMARY OF INFORMATION SOURCES AND IMPLICATIONS FOR THE PLAN

2.1 To follow is a list of sources of data and information directly related to the policy subject of Historic Assets and Places, plus a summary of why that evidence is considered relevant to the Proposed Plan's preparation.

2.2 As previously highlighted under paragraph 1.4, because the subject matter has key policy connections with a number of other NPF4 policies, some matters relating to the historic environment may also be picked up under each of the relevant individual topic papers.

2.3 It is important to note that our LDP3 will also be prepared within the context of the Council's Corporate Plan. The current [Perth and Kinross Council Corporate Plan 2022-2027](#) sets out the Council's vision for a Perth and Kinross 'where everyone can live life well, free from poverty and inequality.' It proposes a number of key priorities for the 5-year period 2022 to 2027. It also reflects the principles of the [Perth and Kinross Offer](#).

2.4 The Corporate Plan identifies 7 priority areas which the Council feels it can directly influence and have the most impact upon, and those which are most important to delivering the Vision for Perth and Kinross. These priorities are:

- 1) Working in partnership with communities
- 2) Tackling poverty
- 3) Tackling climate change and supporting sustainable places

- 4) Developing a resilient, stronger, and greener local economy
- 5) Enabling our children and young people to achieve their full potential
- 6) Protecting and caring for our most vulnerable people
- 7) Supporting and promoting physical and mental wellbeing

2.5 Delivery of the Corporate Plan's Priorities will be underpinned by a set of Key Principles and delivered through a range of Key Actions. Developing our Local Development Plan 3 in alignment with National Planning Framework 4, should help support the delivery of all of the Corporate Plan's Priorities, with the exception of 'Protecting and caring for our most vulnerable people' which is not within the remit of the land use planning system.

**Figure 2: Perth and Kinross Council Corporate Plan Priorities**



## Relevant Historic Environment Policies, Advice and Guidance

- 2.6 [Our Past, Our Future: The Strategy for Scotland's Historic Environment 2023](#) is the most recent national strategy superseding the previous Our Place in Time (2014) document. It sets out a national mission 'to sustain and enhance the benefits of Scotland's historic environment, for people and communities now and into the future.'
- 2.7 The Strategy contains 3 Priorities and 6 Principles. The Strategy's Priorities are:
1. Delivering the transition to net zero
  2. Empowering resilient and inclusive communities and places
  3. Building a wellbeing economy
- 2.8 The Strategy's Principles are:
1. We must put people at the heart of this strategy.
  2. We must act on the climate and biodiversity crises.
  3. We must protect and promote our historic environment.
  4. We must work collaboratively across sectors.
  5. We must work together to make good decisions.
  6. We must nurture and grow an inclusive, diverse, and skilled workforce.
- 2.9 The introduction to the Strategy on page 6 of the document recognises that it has been developed at a time of 'considerable change and challenge', due to issues around the after-effects of the

Covid-19 Pandemic, rising costs for fuel and materials, an acute shortage of key skills, and the negative effects of a changing climate. These issues and more require collaborative working across policy themes, sectors, and groups (including our communities), as well as across national boundaries in order to achieve the Strategy's mission statement.

### Box 1: Summary of Importance of Evidence to LDP3

The national strategy for the historic environment sets the overall framework within which we should all be working collaboratively to help deliver upon the document's mission and priorities and principles. These key messages have already been translated into national planning policy via NPF4. The LDP3 Spatial Strategy should also reflect the priorities and principles of the 'Our Past, Our Future' Strategy.

- 2.10 [Historic Environment Policy for Scotland \(HEPS\) 2019](#) is a policy statement which was produced by Historic Environment Scotland for decision making for all of the historic environment. It contains 6 policies which define how the historic environment should be managed.
- 2.11 HEPS is a non-statutory policy statement, designed to support good decision making, which means that it is not a legislative requirement to follow it, but should be taken into account whenever a decision will affect the historic environment. It is supported by detailed policy and guidance and is a material consideration for planning

proposals that might affect the historic environment, and in relation to listed building and scheduled monument consents.

- 2.12 The policy statement contains a series of principles and policies for the ‘recognition, care and sustainable management of the historic environment [and] ...promotes a way of understanding the value of the historic environment which is inclusive and recognises different views.’ HEPS encourages ‘consistent, integrated management and decision making to support positive outcomes for the people of Scotland. It also supports everyone’s participation in decisions that affect the historic environment.’

#### Box 2: Summary of Importance of Evidence to LDP3

Whilst non-statutory, HEPS provides clear guidance on how decisions affecting the historic environment should be approached to help protect and promote our heritage assets and places. The policies contained within HEPS should be taken account of and translated into the Plan’s Spatial Strategy with respect to the historic environment of Perth and Kinross.

- 2.13 Historic Environment Scotland produced a series of guidance notes related to [‘Managing Change in the Historic Environment’](#). Each guidance note looks at a different theme in respect of the key issues

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<sup>2</sup> Places, Buildings, Archaeological Sites and Landscapes; Habitat, Biodiversity and Landform; People, Families and Communities, and Traditions, Stories, Songs and Language.

that might arise; how to best deal with any such issues, and the rationale behind the advice. They are regularly reviewed and updated where relevant, following a period of public consultation.

#### Box 3: Summary of Importance of Evidence to LDP3

The HES Managing Change series is an important resource for understanding and dealing with specific issues related to historic environment assets. The application of these guidance documents is most likely to be via the Development Management system in response to planning proposals. However, many elements of the guidance notes in the series will be useful in informing our programme of review of Conservation Area Appraisals. It may also be relevant to refer to these documents for some site specific developer requirements, and in discussions with our communities about historic assets in their local area for the development of Local Place Plans or Community Asset Transfer opportunities.

- 2.14 The aim of Historic Environment Scotland’s [Talking About Heritage](#) 2022 guide is ‘to help strike up a conversation about heritage’ or to assist people to have their views heard as part of an ongoing discussion. The guide supports people to:

- **Investigate Heritage** – providing tips and tools around 4 broad areas of interest<sup>2</sup> to find out more about the heritage that matters to people.

- **Understand What’s Special About Heritage** – a guide to considering why heritage is important and what makes it special, including considering cultural significance.
- **Share and Celebrate Heritage** – examples of how to share with others the heritage that is important to people.
- **Protect and Care for Heritage** – provides ideas and information on how to recognise and care for heritage, including - using historic environment registers; recognising heritage that matters to individuals and communities; engaging with the planning system, and looking after heritage.

**Box 4: Summary of Importance of Evidence to LDP3**

The HES ‘Talking About Heritage’ guide is a useful tool to support discussions around the historic environment which will be helpful for heritage focused conversations with our communities as part of further engagement work across the Perth and Kinross Area in developing the Proposed Plan, and Conservation Area Appraisal reviews.

2.15 The [Historic Environment Scotland Circular: Regulations and Procedures](#) was published in April 2019. The Circular covers the requirements of secondary legislation (‘the Regulations’) relating to a number of pieces of primary legislation on Scotland’s historic environment. It also sets out the processes identified in the Regulations in respect of Historic Environment Scotland’s (HES) functions, including those in relation to their role in the planning system and procedures for consulting them.

**Box 5: Summary of Importance of Evidence to LDP3**

The HES Circular makes it clear the role Historic Environment Scotland has in the planning system and procedures for consulting them. PKC will ensure there is early and continued engagement with HES with regards to the development of LDP3 Spatial Strategy, its SEA and any related historic environment appraisals or guidance documents.

2.16 The Association of Local Government Archaeological Officers [Guidance for Peatland Restoration and the Historic Environment in Scotland](#) written by Bruce Mann in 2022, aims to provide an informed procedure to help safeguard the protection of heritage and historic environment features which are located within peatland restoration project sites in Scotland.

**Box 6: Summary of Importance of Evidence to LDP3**

The ALGAO guidance document provides a useful information source on how to approach safeguarding the protection of heritage assets whilst seeking to meet peatland restoration objectives. This will be an important resource when identifying our nature networks and considering links between them and potential opportunities for restoration and/or enhancement where appropriate.

## Historic Land Use Assessment

- 2.17 As already outlined in Topic Paper 001: The Plan Area, [Historic Environment Scotland’s Historic Land Use Assessment \(HLA\)](#) shows the extent of changes that have occurred to the environment of the Perth and Kinross Area over time.
- 2.18 The HLA plots those land uses which are still in existence at a scale of 1:25,000, describing them by function and period. It maps both current, and where surviving, previous land uses. An HLA has been undertaken for a large percentage of the Council Area. The figures to follow show the HLA coverage available for Perth and Kinross and main classification categories, and Table 1 provides a breakdown of the key historic land uses across the area.
- 2.19 A clear distinction can be seen in Figure 2 between moorland and rough grazing, and woodland and forestry in the upland area, and agriculture in the lowland areas. Figure 3 shows that the land uses in existence since the 18<sup>th</sup> and 19<sup>th</sup> centuries to present day are mostly what is now evident on the ground across the parts of Perth and Kinross which have been assessed. However, there is still some remaining evidence of Medieval Towns scattered across the area at Abernethy, Alyth, Auchterarder, Coupar Angus, Crieff, Dunkeld, Dunning, Errol, Longforan, Meigle, Perth, and Rattray.

**Table 1: Key Historic Land Use within Perth and Kinross**

Historic Land Use Category	Area (km <sup>2</sup> )
Woodland & Forestry	806.6
Agriculture and Settlement	760.9
Moorland & Rough Land Grazing	503.7
Waterbody	87.0
Designed Landscapes	59.4
Built Up Area	45.5
Leisure & Recreation	33.9
Defence	19.1
Energy Extraction and waste	12.8
Rural Settlement	4.3
Transport	3.2
Spiritual & Ritual	0.4

### Box 7: Summary of Importance of Evidence to LDP3

The Historic Land Use Assessment provides a useful picture of how the landscape of the Perth and Kinross Area has changed over time, helping us to understand the processes which have shaped the landscape, and how past events and decisions linked to land use continue to be visible today. This provides important context for the development of LDP3’s Spatial Strategy as it demonstrates a key link between the evolution of the Perth and Kinross landscapes over a long period of time, with the natural landscape character of the area as defined within Nature Scot’s Landscape Character Assessments.

Figure 2: Historic Land Use Assessment for the Perth and Kinross Area (Land Uses/ Function)

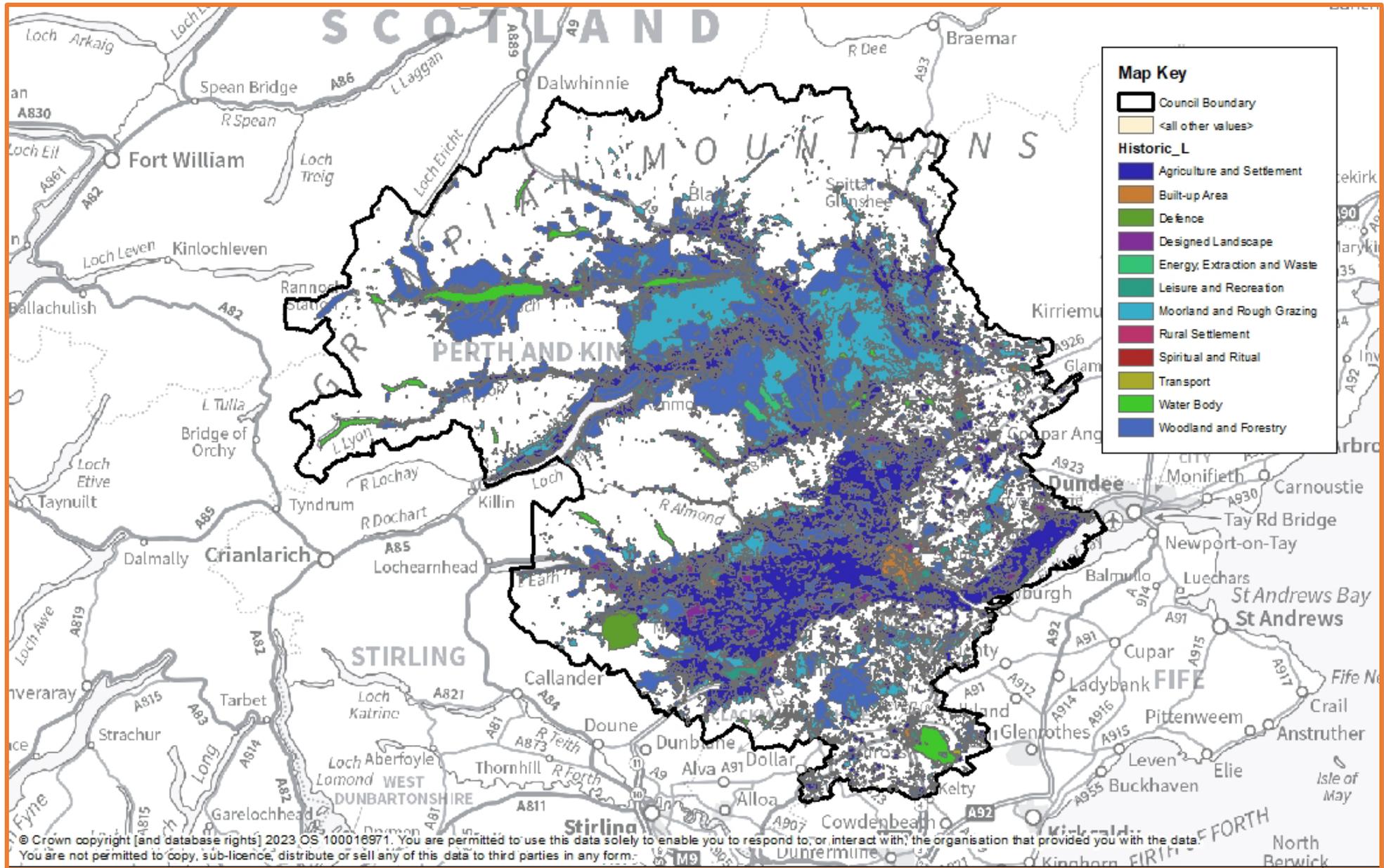
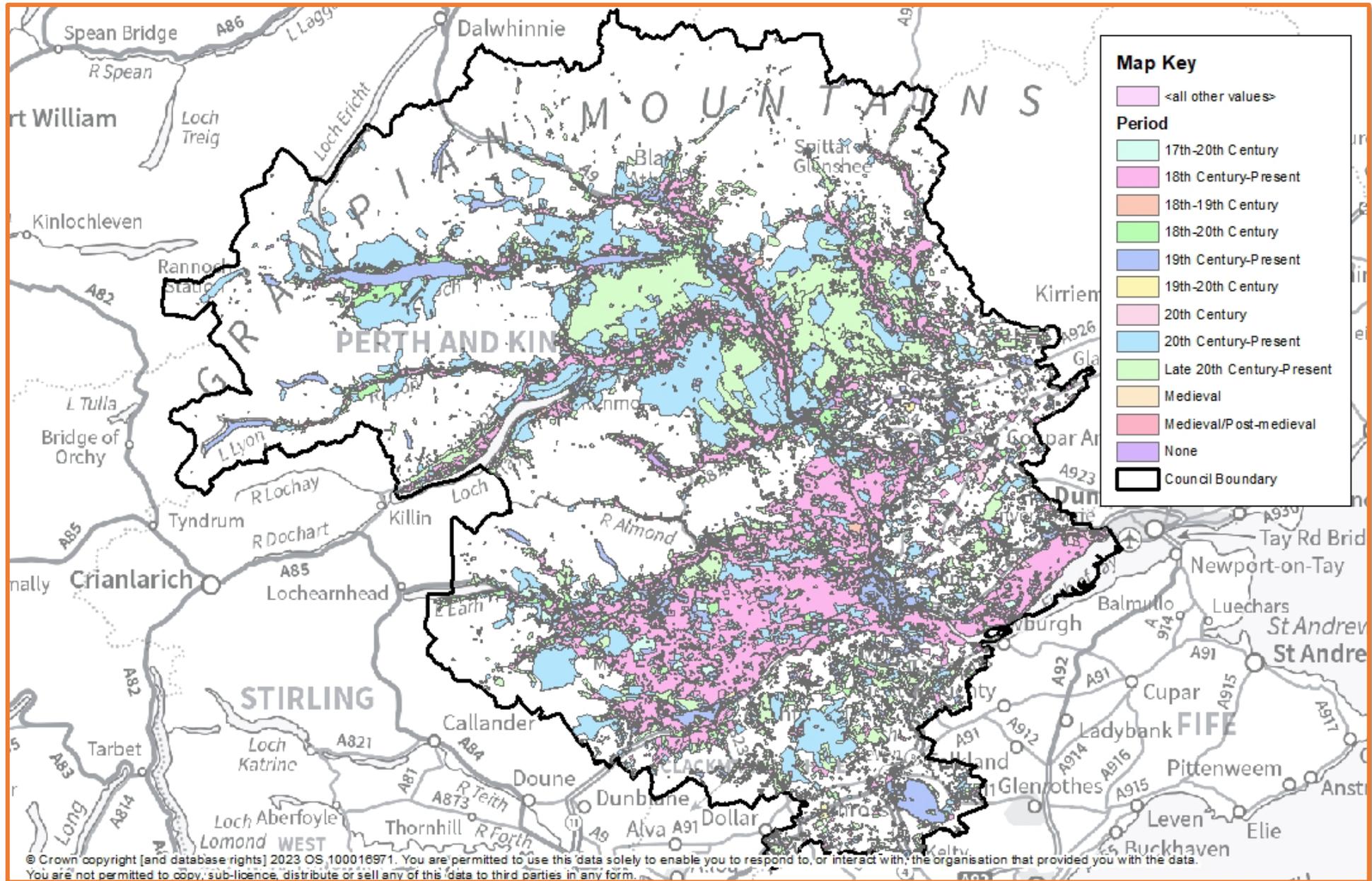


Figure 3: Historic Land Use Assessment for the Perth and Kinross Area (Time Periods)



## Perth and Kinross Heritage Trust (PKHT)

2.20 Since Perth regained its city status in 2012, Perth and Kinross Heritage Trust have been actively encouraging the conservation of the city's historic buildings via the [Perth City Heritage Fund \(PCHF\)](#) scheme. The aim of the fund is to 'encourage sustainable economic and social recovery within the Perth Central and Kinnoull Conservation Areas by grant-assisting owners of historic buildings with the costs of high-quality repairs to their homes using traditional materials and best conservation practice.' The Trust's grant programme particularly encourages applications for repairs to historic tenements in multiple ownership; repairs to historic buildings used or owned by local charities, and unused or underused historic buildings to bring them back into active use. The scheme also offers small grants to help building owners repair their buildings in a range of different ways, such as repairing sash and case windows, and roof and masonry repairs.

2.21 PKHT also support communities across Perth and Kinross to conserve and enhance the historic environment through their [Community Heritage Grants Scheme](#). The scheme was launched in May 2021, initially committed over £70,000 towards local heritage initiatives, but with a further £70,000 made available in the fund it is hoped that it will support more projects. Proposals which fall into the following categories will be considered by the Trust for financial support:

- Conservation of historic buildings or monuments in Perth and Kinross that have established and generally unhindered public access.
- Community based recording, research, and interpretation of the historic environment in Perth and Kinross.

2.22 The Trust has also delivered a number of projects in partnership with others, either as the lead and supported by others, or through delivering on specific activities and outputs in project which others have led on. Their projects are focused on the preservation and enhancement of the area's historic environment, and also increasing understanding of it. Information on a range of completed projects can be found on a [dedicated page on their website](#). Some of the projects include: the King's Seat Hillfort Archaeology Project; A Regional Archaeological Research Framework; the Tay Landscape Partnership Scheme; Historic Churchyards, and the Carpow Longboat project.

2.23 The Perth and Kinross Heritage Trust also have a range of trails, maps, and leaflets on their [homepage](#) to aid people in their exploration of the historic environment of Perth and Kinross. These include:

- The [Perth Medieval Trail](#)
- [The Archaeology of the King's Seat Hillfort, Dunkeld](#)
- [Perthshire Picts 1: Strathearn and Gowrie](#)
- [The Hillforts of the Tay Estuary](#)
- [Kilmagadwood: The Story of an Early Bronze Age Cemetery](#)

- [Historic Churchyards Leaflet](#); [Alyth Churchyard Leaflet](#); [Body Snatcher Leaflet](#); [Collace Churchyard Leaflet](#); [Coupar Angus Churchyard Leaflet](#); [Meigle Churchyard Leaflet](#)

2.24 As part of the Historic Churchyards Project, conservation work has been undertaken at a number of important churchyard buildings along with a gravestone stabilisation programme. Conservation friendly management was also introduced with meadow fringes to improve biodiversity, in partnership with the Council.

#### Box 8: Summary of Importance of Evidence to LDP3

The Perth and Kinross Heritage Trust's (PKHT) information on heritage grants will be a useful source of reference which can be relayed onto property owners and community groups who wish to maintain and/or improve heritage assets, on available funding opportunities, via further engagement sessions for LDP3.

Information on completed PKHT and partners projects and key relevant elements contained within the trails, maps and leaflets resources on their website should be reflected, where appropriate, in the LDP3 Spatial Strategy and Conservation Area Appraisals, or other historic environment planning guidance that may be developed in association with LDP3.

#### Location of Historic Assets and Places in Perth and Kinross

2.25 As already highlighted under the 'Principal Built Heritage Characteristics' section of Topic Paper 001: The Plan Area, the Perth and Kinross Area has a rich, strong, and varied human past, which can be seen through the number and quality of sites of historic, architectural, archaeological, and cultural importance. These sites include a diverse range of archaeological sites, conservation areas, designed landscapes, historic battlefields, listed buildings, palaces, and stately homes.

2.26 The tables and maps to follow outline some of the key statistics for the Perth and Kinross Area's built heritage assets and their distribution. This information can also be viewed on the Council's online [Interactive Heritage Map](#).

#### Conservation Areas

2.27 There are 36 Designated Conservation Areas within the Perth and Kinross Council Area. At present, Conservation Area Appraisals (CAA) and guidance are available for 22 out of those 36 areas. However, this is currently a rolling review programme in place for reviewing our list of Conservation Areas which is expected to be completed during 2024-2025.

2.28 Table 2 on the following page provides the list of our Designated Conservation Areas and provides information on if they have an existing Conservation Area Appraisal, and if so in which year the

appraisal was published. Map 1 shows the distribution of Conservation Areas across the Perth and Kinross Council Area.

### Permitted Development Rights

- 2.29 Permitted Development Rights (PDR) are forms of development which can be carried out without the requirement for planning permission. PDR are contained in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the “GDPO”.
- 2.30 The Scottish Government is currently undertaking a substantial phased [review of permitted development rights \(PDR\)](#). Phases 1 and 2 of the review introduced some changes to PDR, during 2021 and 2023, which may have implications for types of development which were previously restricted for historic environment assets and within Conservation Areas. Specific limitations and conditions for different types of development are listed under the recent amendments, which for the most part require prior notification to, and prior approval from the planning authority where proposals may affect a listed building (including its curtilage), or a designated area, such as a site of archaeological interest, a historic garden or designed landscape, or within a conservation area.
- 2.31 Phase 3 of the review, which is mainly concerned with PDR for domestic and non-domestic renewables equipment recently came into force on 24 May 2024. The amendments under Phase 3 also contain lists of specific limitations and relevant conditions which

apply, under certain circumstances, including the requirement for prior notification/ approval for proposals which will impact upon heritage assets.

- 2.32 It is important to note that even with these recent amendments to the GDPO, Article 4 of the Order contains provisions which allow planning authorities to make directions restricting PDR for specific types of development or classes of development in specified locations. Please see the information to follow on Article 4 Directions and Regulation 11 Orders in place within the Perth and Kinross Council Area.

### Article 4 Directions and Regulation 11 Orders

- 2.33 Some of our Conservation Areas have Article 4 Directions or Regulation 11 Orders in place. These are additional controls for specific classes of development and advertisement, respectively, which would otherwise be considered as ‘permitted development’, i.e., development that does not require planning permission. Article 4 Directions can cover a range of minor works and might include the replacement of doors and windows, the erection of gates, fences, garages, sheds, porches, storage tanks, or the installation of satellite antennae. Table 2 also identifies whether one or both of these controls are in place at each of the Designated Conservation Areas, or not.

**Table 2: Designated Conservation Areas (CA) within Perth and Kinross**

Designated CA	CA Appraisal?	Article 4?	Reg. 11?
<a href="#">Aberfeldy</a>	Yes (2008)	Yes	Yes
<a href="#">Abernethy</a>	Yes (2012)	Yes	Yes
Baledgarno	No	No	No
Birnam	No	No	No
<a href="#">Blair Atholl</a> <sup>3</sup>	Yes (2007)	No	Yes
<a href="#">Blairgowrie</a>	Yes (2007)	Yes	Yes
<a href="#">Cleish</a> <sup>4</sup>	Yes	No	No
<a href="#">Comrie</a>	Yes (2010)	Yes	Yes
<a href="#">Coupar Angus</a>	Yes (2007)	Yes	Yes
<a href="#">Crieff</a>	Yes (2009)	Yes	Yes
<a href="#">Dunkeld</a>	Yes (2011)	Yes	Yes
<a href="#">Dunning</a>	Yes (2010)	Yes	Yes
<a href="#">Errol</a>	Yes (2009)	Yes	Yes
Forgandenny	No	No	No
Fortingall	No	Yes	Yes
Fowlis Wester	No	No	No
<a href="#">Grandtully and Strathtay</a>	Yes (2008)	Yes	Yes

<sup>3</sup> Blair Atholl CA is located within the Cairngorms National Park Authority boundary – for all planning matters Perth and Kinross Council consult with the National Park Authority where necessary.

Designated CA	CA Appraisal?	Article 4?	Reg. 11?
<a href="#">Inchture</a>	Yes (2015)	Yes	Yes
<a href="#">Kenmore</a>	Yes (2011)	Yes	Yes
Kinnesswood	No	No	No
<a href="#">Kinross</a>	Yes (2010)	Yes	Yes
Kinrossie	No	No	No
Knapp	No	No	No
<a href="#">Longforgan</a>	Yes (2013)	Yes	No
Meikleour	No	No	No
<a href="#">Muthill</a>	Yes (2011)	Yes	Yes
Moulin	No	No	No
<a href="#">Perth Central</a>	Yes (2008)	Yes	Yes
<a href="#">Perth Kinnoull</a>	Yes (2010)	Yes	Yes
Pitcairngreen	No	No	No
<a href="#">Pitlochry</a>	Yes (2007)	Yes	Yes
<a href="#">Rait</a>	Yes (2012)	Yes	No
<a href="#">Scotlandwell</a>	Yes (2009)	Yes	No
Spittalfield	No	Yes	Yes
<a href="#">St. Fillans</a> <sup>5</sup>	Yes (2011)	Yes	No
Wester Balgedie	No	No	No

<sup>4</sup> Date unknown for Cleish CAA, potentially late 1990s.

<sup>5</sup> Undertaken by Loch Lomond and the Trossachs National Park Authority



## Listed Buildings

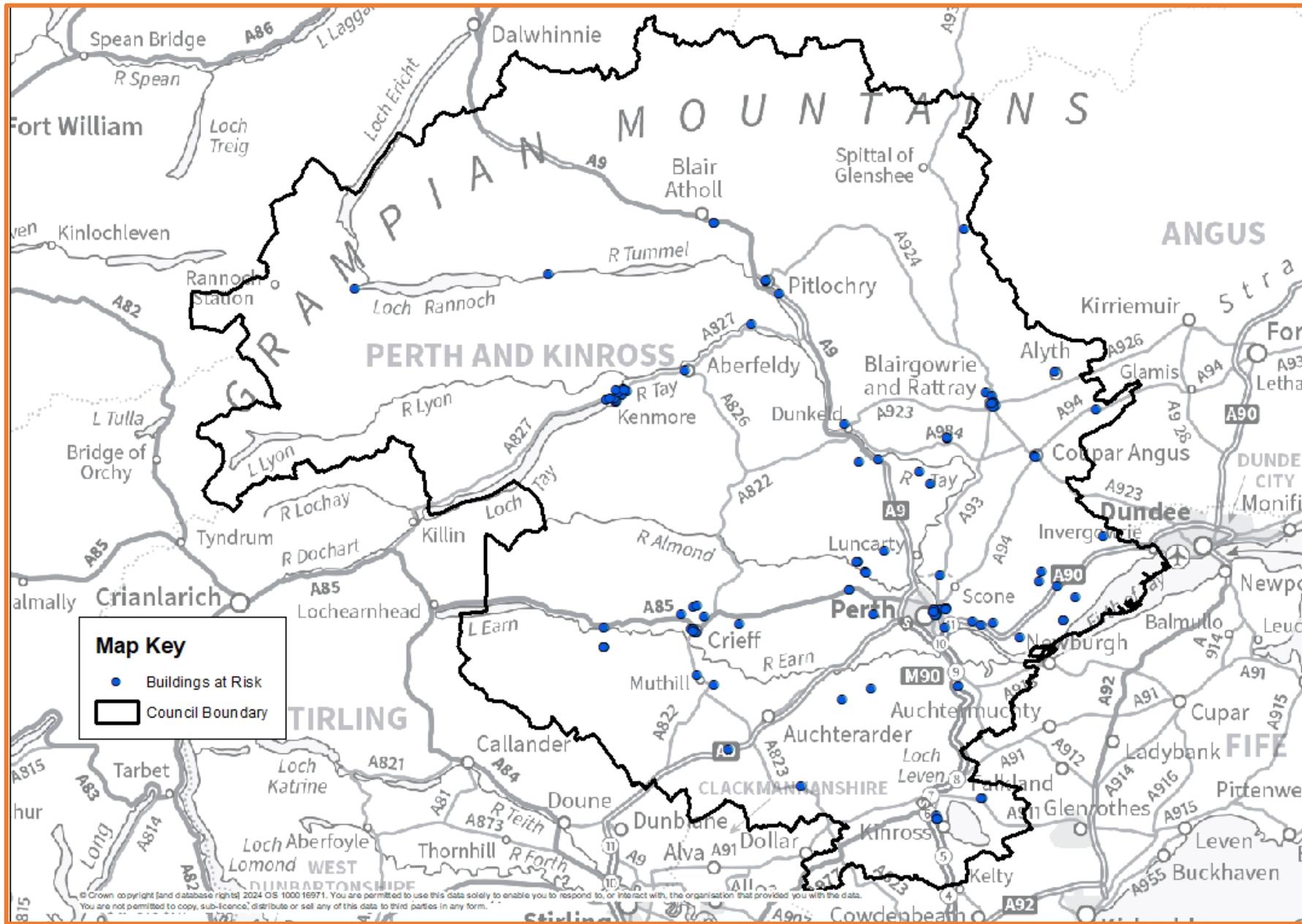
- 2.34 [Historic Environment Scotland's Portal](#) provides detailed information on the range of individual heritage assets across local authority areas. In terms of Listed Building assets, HES records tell us that there are a total of 3054 Listed Buildings within the Perth and Kinross Area. Of those 3054 buildings, 160 are Category A Listed; 1402 Category B Listed, and 1492 Category C Listed. Map 2 to on the following page shows the location of those various assets. They can also be viewed on the Council's Interactive Heritage Map.
- 2.35 Buildings, for the purposes of listing under the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#) are defined as anything made by people, like houses, schools, factories, boundary walls, bridges, and sculptures. The main purpose of listing a building under the 1997 Act is to ensure it is given careful consideration through the planning system, to help maintain the character of Scotland's historic buildings, and to prevent unnecessary loss or damage.
- 2.36 In terms of the three different listing categories, Category A buildings are those of special architectural or historic interest which are considered to be outstanding examples of a particular period, style or building type; Category B are buildings of special architectural or historic interest which are considered to be major examples, and Category C buildings are those of special architectural or historic interest which are representative examples.

## Buildings at Risk Register

- 2.37 The [Buildings at Risk Register for Scotland](#) has been in operation since 1990. The Register is maintained by Historic Environment Scotland and provides information on properties of historic or architectural merit across the country that are considered to be at risk because they are either vacant with no identified new use; are suffering from neglect and/or poor maintenance; have structural problems; have been damaged as a result of fire; are unsecured and open to the elements, and/or are under threat from demolition.
- 2.38 In May 2024 115 buildings within the Perth and Kinross Area were included on the Register. A detailed breakdown of those properties at risk is as follows, and Map 3 shows their location:
- 100 properties are class at risk.
  - 15 properties are in the process of being restored.
  - 49 properties are categorised as being at moderate risk.
  - 22 properties are categorised as being at high risk.
  - 39 properties are categorised as being at low risk.
  - 4 properties are categorised as being critical.
  - 1 property is categorised as being at minimal risk.
  - 16 Category A Listed Buildings are included on the Register.
  - 54 Category B Listed Buildings are included on the Register.
  - 22 Category C Listed Buildings are included on the Register.
- 2.39 In terms of the condition of the properties on the Buildings at Risk Register: 14 are classified as ruinous; 48 in poor condition; 33 in fair condition; 16 in very poor condition, and 4 are in good condition.



Map 3: Location of Buildings on the Buildings At Risk Register within Perth and Kinross



### Designated Scheduled Monuments

- 2.40 The HES Portal and the Council's online Interactive Heritage Map also provide detailed information on the number, type, and location of Scheduled Monuments across the area. There are 683 Designated Scheduled Monuments in the Perth and Kinross Area which have been scheduled by Historic Environment Scotland under the [Ancient Monuments and Archaeological Areas Act 1979](#). These monuments range from deserted settlements, hut-circles and field systems, cairns, Roman camps, forts, and fortresses to the remains of former ecclesiastical buildings. Map 4 on the following page shows the spatial distribution of these assets.

### Gardens and Designed Landscapes

- 2.41 Those Gardens and Designed Landscapes (GDLs) included on Historic Environment Scotland's Inventory, are 'grounds consciously laid out for artistic effect' which are 'an important element of Scotland's historic environment and landscape.' Nationally important sites are also selected for inclusion under the terms of the Ancient Monuments and Archaeological Areas Act 1979. There are 41 sites within the Perth and Kinross Area included on the Inventory of Gardens and Designed Landscapes.
- 2.42 Map 5 to follow shows the location of both the GDLs sites within the Perth and Kinross Area along with the Inventory of Historic Battlefield Sites. These designated sites can also be viewed via the HES Portal or the Council's online Interactive Heritage Map.

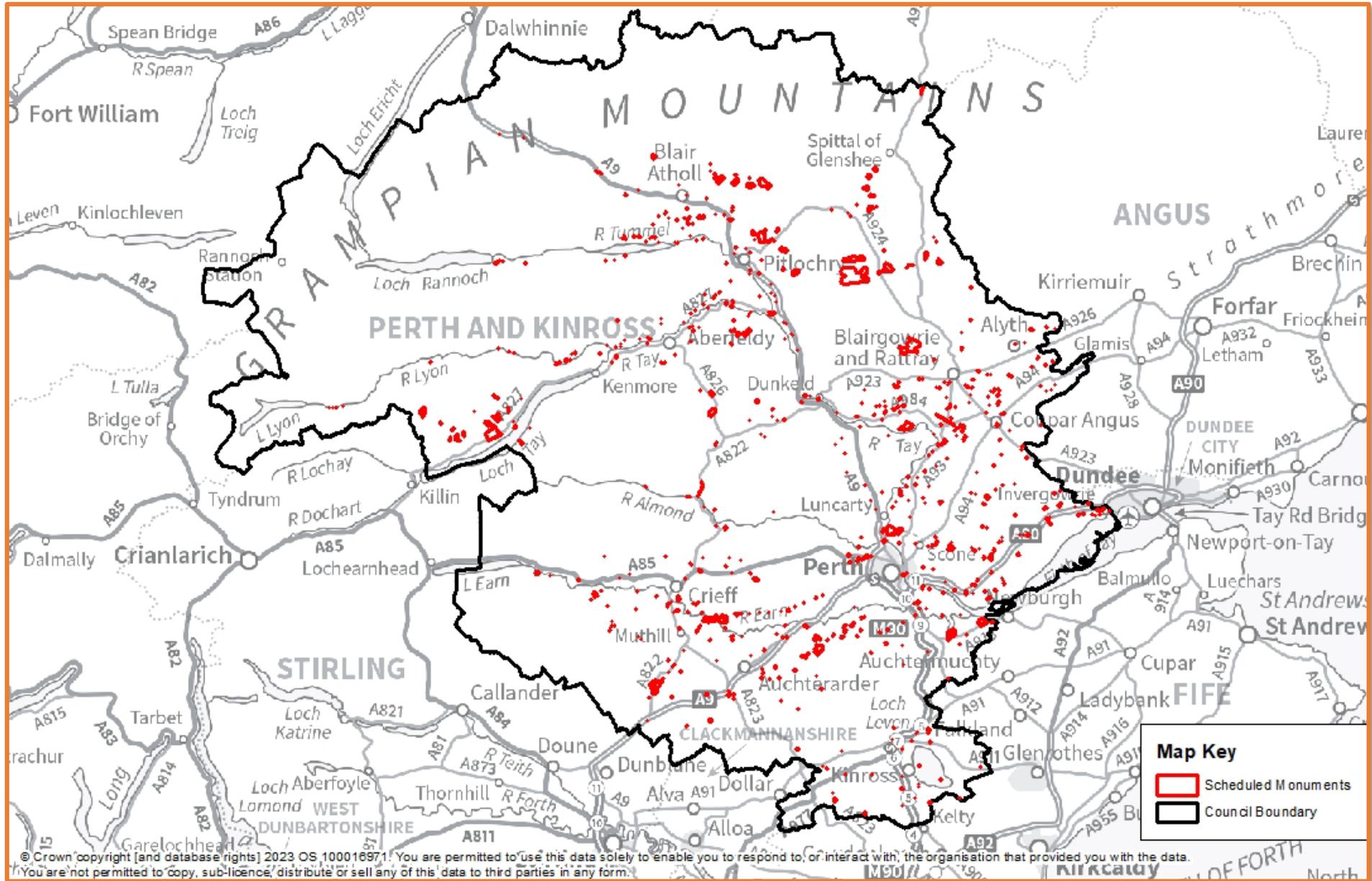
### Inventory of Historic Battlefields

- 2.43 Historic battles are important to our sense of identity, and the landscapes on which these events took place are significant as they can tell us a lot about the battle and the course it took, as well as containing the physical remains and artefacts. Battlefields are also remembrance sites. National important battlefields in Scotland are included on the Inventory of Historic Battlefields if they meet the criteria published in Historic Environment Scotland's [Designation Policy and Selection Guidance 2019](#).
- 2.44 There are 4 Inventory of Historic Battlefields Sites within Perth and Kinross. They are the Battle of Dunkeld; Battle of Dupplin Moor; Battle of Killiecrankie, and Battle of Tippermuir. As highlighted in paragraph 1.25, the distribution of these sites can be seen on Map 5 to follow, and also via the HES Portal and the Council's online Heritage Map.

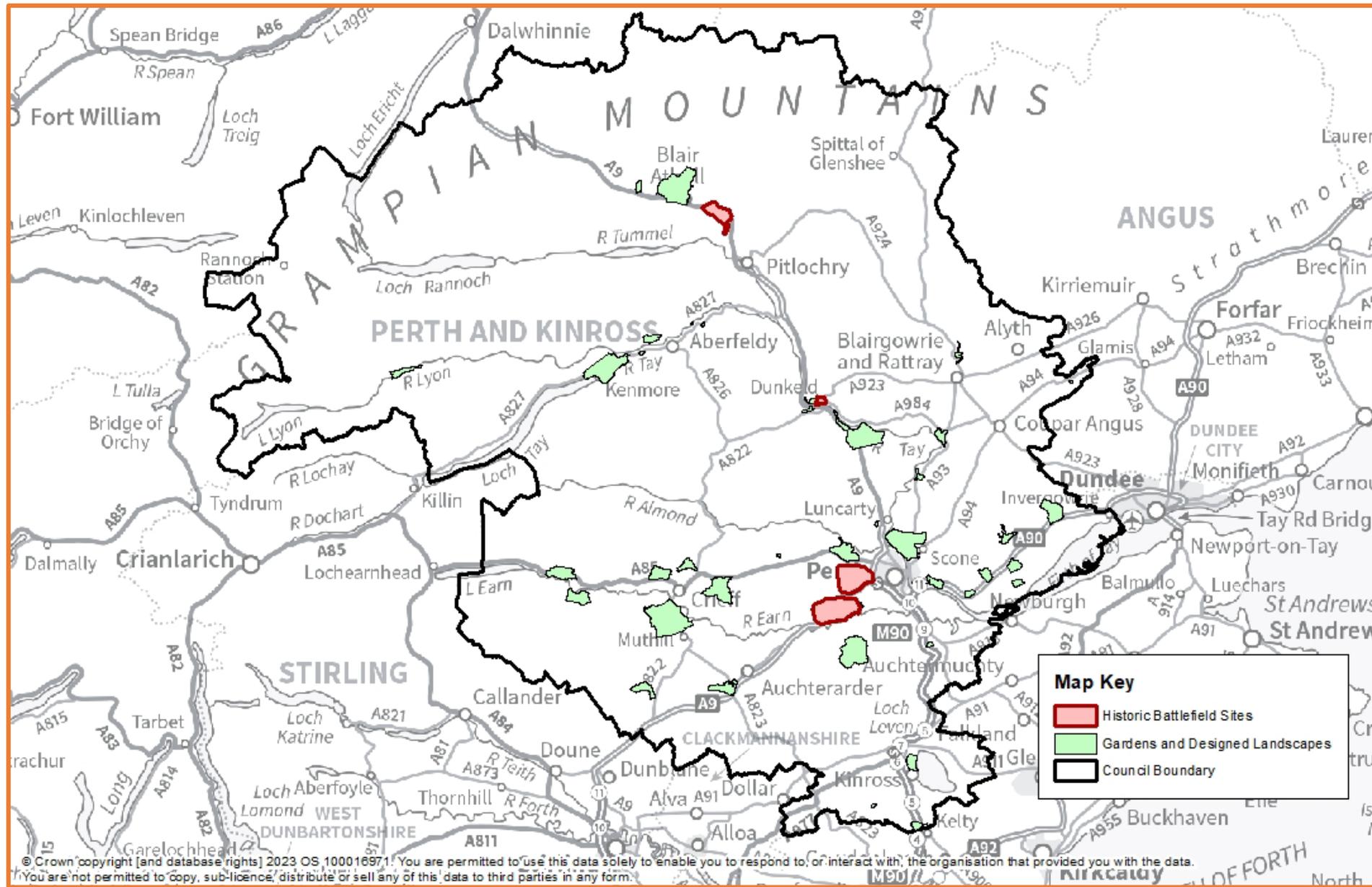
### Undesignated Archaeological Sites and Remains

- 2.45 In addition to the numerous designated assets across the Perth and Kinross Area, there are also approximately 15,472 undesignated archaeological sites or remains included on the Council's [Historic Environment Record \(HER\)](#). This record is maintained by the Perth and Kinross Heritage Trust and can be accessed online via a searchable interactive map.

Map 4: Location of Scheduled Monuments within Perth and Kinross



Map 5: Location of Garden and Designed Landscape and Historic Battlefields Sites within Perth and Kinross



### Box 9: Summary of Importance of Evidence to LDP3

These historic environment related data sources provide us with information on the location, type, and status of our heritage assets within Perth and Kinross to allow us to identify, protect, and where appropriate enhance valued historic assets and places across the area in line with Historic Environment Policy for Scotland and NPF4 Policy 7: Historic assets and places.

### Other Relevant Sources of Information

- 2.46 The Council carried out its '[Big Place Conversation](#)' exercise to kick start the LDP3 process across Perth and Kinross communities during most of 2023. This was an extensive exercise involving over 100 events throughout the Council Area. The events ranged from drop-in information sessions, meetings, and online surveys to workshops and online sessions using the Place Standard Tool to capture the views of local communities. There were also targeted sessions held with schools, service user groups, and minority groups.
- 2.47 The results of the Big Place Conversation are currently being analysed to produce a separate report on the outcomes and findings across the different locality areas. A summary of the results of the exercise, and the place-based actions, including any related to historic assets and places, to be taken forward as part of the development of the Proposed Plan, will be provided as part of LDP3's Evidence Report under the statement of steps taken by the Council in

preparing the report to seek the views of various stakeholders, as prescribed by the Planning (Scotland) Act 2019.

### Box 10: Summary of Importance of Evidence to LDP3

The Place Standard approach has been a very useful tool in helping us to start a conversation with our local communities about their places and understand their views on how the different elements of those places are performing for the people who use them. The results will not only help to inform the development of the LDP3 Spatial Strategy, particularly through our Settlement Appraisal work, but also other Council plans and strategies, such as our Local Transport Strategy – The Mobility Strategy.

- 2.48 [Design Charettes](#) – Between 2014 and 2016, Perth and Kinross Council worked in partnership with a number of local Community Councils to undertake a series of community design workshops in key settlements across the area. The objective was to work with local communities and key stakeholders, in identifying a town's strengths, weaknesses, as well as opportunities to help mitigate the social, environmental, and economic challenges towns across Scotland are facing. In total, 5 charettes were undertaken for [Aberfeldy](#), [Auchterarder](#), [Bridgend](#), [Blairgowrie](#), and [Crieff](#).
- 2.49 In the Aberfeldy Community Charette, 1 of the 4 Priorities was to 'Make more of Aberfeldy's existing assets: enhance the riverside and make the most of the town's historic and cultural assets, including Lower Birks.'

- 2.50 As part of the Auchterarder Community Charette process, participants identified the town's historic buildings and townscape overall as being in their top 5 'Community Likes'.
- 2.51 Participants in the Bridgend Community Charette highlighted that poorly maintained, vacant, and derelict buildings within the Conservation Area could benefit from investment to improve the appearance of the buildings and the streetscape overall and help bring buildings back into use.
- 2.52 A number of buildings and spaces within the Blairgowrie Conservation Area were identified as part of the Blairgowrie and Rattray Town Centre Charette as having 'potential to do more' in order to improve the overall quality and experience of the area.
- 2.53 Crieff's town heritage was highlighted as being the top 5 of 'Community Likes' as part of the Crieff Community Charette process. Proposals to encourage awareness and appreciation of this through a clearly marked heritage trail throughout the town were discussed. Culture and the town's environment were identified as some of the key principles for the future of the place.
- 2.54 Although some time has lapsed since these reports were produced, their content still provides a good source of information on the community's views of their local assets, their aspirations, areas for improvement, and a vision for the future of their place. The charette reports should be considered as part of the Settlement Audit work for the Proposed Plan to understand which elements have or have not been realised to date, if they are still relevant, and

where LDP3 can help support the implementation of the key priorities identified within them.

- 2.55 The [Placemaking Programme](#) linked to the Perth City Plan seeks to enhance the quality, vitality and vibrancy of Perth City Centre and key rural settlements, encouraging increased use and longer time spent in these locations, contributing to sustainable economic growth. A series of initiatives have been identified to help create high quality public spaces, deliver sustainable active travel routes, and promote use of the area's natural assets. The priorities and principles the Council are committed to are:
- Developing a strategy for traffic, access, and movement, which prioritises the pedestrian.
  - Creating a hierarchy of streets, public spaces, and walking/ cycling routes.
  - Improving the environmental quality of key streets/ public spaces, promoting natural assets, and building architecture.
  - Establishing a framework of green infrastructure.
  - Creating attractive points of arrival and ensuring key landmarks, natural assets and streets are better connected.
- 2.56 Projects to be delivered under the Council's Placemaking Programme include - City Greening; Green Networks; Aberfeldy; Alyth; Golden Route; Tay Street and South Street (Perth).
- 2.57 The [Aberfeldy Square Regeneration](#) proposal is a collaborative project between Perth and Kinross Council, Aberfeldy Small Business Association, and Aberfeldy Community Council, to regenerate the

square in the town, with the overarching aim of helping to support and sustain local economic growth. Proposals for the Square focus on reducing current parking provision to create a level, flexible space which can be used to host current and future music and cultural events. The key principles and community priorities identified as part of the Aberfeldy Community Charette process were used to inform the initial ideas for the Square, as well as develop the final proposal.

2.58 There are currently 11 Community Action Plans (CAPs) in Rural Perth and Kinross, for [Meigle and Ardler](#), [Stanley](#), [Alyth](#), [Coupar Angus](#), [Dunkeld and Birnam](#), [Crieff](#), [Blairgowrie and Rattray](#), [Pitlochry and Moulin](#), [Muthill and Tullibardine](#), [Auchterarder and Aberuthven](#), and [St. Fillans](#). There is also a CAP development process due to start for Comrie once the necessary funding has been secured. Community Action Plans are community-led and focus on identifying a common vision, key themes, priorities, and actions needed to enhance a place over the period of the CAP and beyond.

2.59 The importance of existing historic assets and characteristics to a place was highlighted across all CAPs, as too was the opportunity to further develop tourism and heritage experiences for the benefit of the local economy and also to raise awareness of an area's culture and heritage.

#### Box 11: Summary of Importance of Evidence to LDP3

These community led documents provide an important source of information about our places, and the key priorities and aspirations of our communities for the future of their places. It is important that these characteristics, along with relevant environmental, physical, cultural, and socio-economic characteristics are taken account of in the development of the Spatial Strategy for LDP3, to help deliver sustainable, well designed, and high quality places where our historic assets are safeguarded.

## GAPS, UNCERTAINTIES, AND KEY ISSUES RAISED

- 2.60 At present, Conservation Area Appraisals (CAA) and guidance are available for 22 out of those 36 areas. However, this is currently a rolling review programme in place for reviewing our list of Conservation Areas which is expected to be completed during 2024-2025.
- 2.61 The results of our LDP3 [Big Place Conversation](#) exercise (using the Place Standard Tool) are still being analysed to produce summaries for each of the localities. These summaries will be available for inclusion in the Evidence Report and considered through our Settlement Audit work for the Proposed Plan.
- 2.62 Despite some time having elapsed since our [Design Charette reports](#) were produced, their content still provides a good source of information on the community's views of their local assets, their aspirations, areas for improvement, and a vision for the future of their place. Any data or statistics contained within them which has since been updated should be reviewed as part of the LDP3 Settlement Audit work. The Audit should also consider if progress has been made against the key issues and actions identified in the charettes, and also how those issues and actions compare to the feedback gathered through the Big Place Conversation.
- 2.63 Historic Environment Scotland's [Historic Land Use Assessment](#) is not available for the entire PKC Area. However, it does provide a picture for the most populated areas.
- 2.64 It is planned as part of the Settlement Audit work for LDP3 to develop a Localities Profile template which will set out those factors which officers need to take account of in developing their understanding of each place and its needs to satisfy the requirements of the Planning Act, Regulations, LDP Guidance and NPF4 policies. This should also help inform work on Historic Assets and Places required under NPF4 Policy 7. The template has yet to be developed but will be in place prior to work beginning on the Proposed Plan.

## Appendix A: Identification of Datasets and Information

**Table A1: Summary of Evidence Required or Suggested for NPF4 Policy 7**

NPF4 or LDP Guidance	Requirement or Expectation	Dataset or source	Relevance of evidence and why it is required to inform the Proposed Plan	Gaps or uncertainties in data
NPF4 Policy 7	<p>LDPs, including through their spatial strategies, should support the sustainable management of the historic environment.</p> <p>They should identify, protect, and enhance valued historic assets and places.</p>	<p><a href="#">Perth and Kinross Council Interactive Heritage Map</a></p> <p><a href="#">Historic Environment Scotland's Portal</a></p> <p><a href="#">Buildings at Risk Register for Scotland</a></p> <p><a href="#">Perth and Kinross Heritage Trust (PKHT): Historic Environment Record (HER)</a></p> <p><a href="#">LDP3 Big Place Conversation</a> Results</p> <p><a href="#">Design Charettes</a></p> <p><a href="#">The Perth City Plan 2015-2035 and Placemaking Programme</a></p> <p><a href="#">Aberfeldy Square Regeneration</a></p> <p>Community Led Plans: <a href="#">Meigle and Ardler CAP</a></p>	<p>The historic environment related data sources i.e., the Perth and Kinross Council Interactive Heritage Map; HES's Portal; the Buildings at Risk Register, and PKHT's Historic Environment Record provide us with information on the location, type, and status of our heritage assets within Perth and Kinross to allow us to identify, protect, and where appropriate enhance valued historic assets and places across the area in line with NPF4 Policy 7: Historic assets and places.</p> <p>The results of the Big Place Conversation (BPC) are currently being collated to produce a separate report on the outcomes and findings across the different locality areas. A summary of the results of the BPC exercise, and the place-based actions to be taken forward as part of the development of the Proposed Plan, will be provided as part of LDP3's Evidence Report under the required statement of steps taken by the Council in preparing the report to seek the views of various stakeholders, as prescribed by the Planning (Scotland) Act 2019. The use of the Place Standard approach for the BPC has been a very useful too in helping to start a conversation with communities about their places and understand their views on how the different elements of those places are performing for the people who use them.</p> <p>Although some time has lapsed since our Design Charette reports were produced, their content still provides a good</p>	<p>The results of the BPC are still being collated to produce summaries for each of the localities. They will be available for inclusion in the Evidence Report.</p> <p>Our Design Charettes were only undertaken for 5 towns within Perth and Kinross, and the workshops and their reports are from between 2014 and 2016. Some of the information contained within may be out of date or require review.</p> <p>It is planned as part of the Settlement Audit work for LDP3 to develop a Localities Profile template which will set out those factors which officers need to take account of in developing their understanding of each place and its needs to</p>

NPF4 or LDP Guidance	Requirement or Expectation	Dataset or source	Relevance of evidence and why it is required to inform the Proposed Plan	Gaps or uncertainties in data
		<a href="#">Stanley CAP</a> <a href="#">Alyth CAP</a> <a href="#">Coupar Angus CAP</a> <a href="#">Dunkeld and Birnam CAP</a> <a href="#">Crieff CAP</a> <a href="#">Blairgowrie and Rattray CAP</a> <a href="#">Pitlochry and Moulin CAP</a> <a href="#">Muthill and Tullibardine CAP</a> <a href="#">Auchterarder and Aberuthven CAP</a> <a href="#">St. Fillans CAP</a> Comrie CAP  Localities Profile Template  LDP3 Settlement Audit	<p>source of information on the community’s views of their local assets, their aspirations, areas for improvement, and a vision for the future of their place. The reports should be considered as part of the Settlement Audit work for the Proposed Plan to understand which elements have or have not been realised to date, if they are still relevant, and where LDP3 can help support the implementation of the key priorities identified within them.</p> <p>The Perth City Plan and Placemaking Programme, and the Aberfeldy Square Regeneration Project provide the framework for the future growth and development of Perth, and improvements to the Square to make it a more flexible space. The Perth City documents include details on strategic themes and ‘Big Moves’, as well as investment opportunities, which should be reflected in LDP3’s spatial strategy for the City. The community’s aspirations for the future regeneration of the square in Aberfeldy should also be reflected in LDP3.</p> <p>The community led documents provide an important source of information about our places, and the key priorities and aspirations of our communities for the future of their places. It is important that these characteristics, along with relevant environmental, physical, cultural, and socio-economic characteristics are taken account of in the development of the Spatial Strategy for LDP3, to help deliver sustainable, well designed, and high quality places where our historic assets are safeguarded.</p>	<p>satisfy the requirements of the Planning Act, Regulations, LDP Guidance and NPF4 policies. This should also help inform work on Historic Assets and Places under NPF4 Policy 7.</p>

NPF4 or LDP Guidance	Requirement or Expectation	Dataset or source	Relevance of evidence and why it is required to inform the Proposed Plan	Gaps or uncertainties in data
LDP Guidance	List of other relevant sources of information planning authorities may wish to prepare or review on pages 45 and 46 of the LDP Guidance Step by step guide – Evidence Reports.	<a href="#">Our Past, Our Future: The Strategy for Scotland's Historic Environment 2023</a> <a href="#">Historic Environment Policy for Scotland (HEPS) 2019</a> <a href="#">HES: Managing Change in the Historic Environment Series</a> <a href="#">Historic Environment Scotland Circular: Regulations and Procedures</a> <a href="#">HES: Talking About Heritage</a> <a href="#">ALGAO: Guidance for Peatland Restoration and the Historic Environment in Scotland</a> <a href="#">HES: Historic Land Use Assessment Map</a> <a href="#">Perth and Kinross Heritage Trust: Perth City Heritage Fund (PCHF)</a>	<p>The national strategy for the historic environment sets the overall framework within which we should all be working collaboratively to help deliver upon the document’s mission and priorities and principles. These key messages have already been translated into national planning policy via NPF4. The LDP3 Spatial Strategy should also reflect the priorities and principles of the ‘Our Past, Our Future’ Strategy.</p> <p>Whilst non-statutory, HEPS provides clear guidance on how decisions affecting the historic environment should be approached to help protect and promote our heritage assets and places. The policies contained within HEPS should be taken account of and translated into the Plan’s Spatial Strategy with respect to the historic environment of Perth and Kinross.</p> <p>The HES Managing Change series is an important resource for understanding and dealing with specific issues related to historic environment assets. The application of these guidance documents is most likely to be via the Development Management system in response to planning proposals. However, many elements of the guidance notes in the series will be useful in informing our programme of review of Conservation Area Appraisals. It may also be relevant to refer to these documents for some site specific developer requirements, and in discussions with our communities about historic assets in their local area for the development of Local Place Plans or Community Asset Transfer opportunities.</p>	Historic Environment Scotland’s Historic Land Use Assessment is not available for the entire PKC Area. However, it does provide a picture for the most populated areas.

NPF4 or LDP Guidance	Requirement or Expectation	Dataset or source	Relevance of evidence and why it is required to inform the Proposed Plan	Gaps or uncertainties in data
		<p><a href="#">Perth and Kinross Heritage Trust: Community Heritage Grants Scheme.</a></p> <p><a href="#">Perth and Kinross Heritage Trust Projects</a></p> <p><a href="#">Perth and Kinross Heritage Trust Trails, Maps and Leaflets</a></p>	<p>The HES Circular makes it clear the role Historic Environment Scotland has in the planning system and procedures for consulting them. PKC will ensure there is early and continued engagement with HES with regards to the development of LDP3 Spatial Strategy, its SEA and any related historic environment appraisals or guidance documents.</p> <p>The HES ‘Talking About Heritage’ guide is a useful tool to support discussions around the historic environment which will be helpful for heritage focused conversations with our communities as part of further engagement work across the Perth and Kinross Area in developing the Proposed Plan, and Conservation Area Appraisal reviews.</p> <p>The guidance document by Bruce Mann for ALGAO provides a useful information source on how to approach safeguarding the protection of heritage and historic environment assets whilst seeking to meet peatland restoration objectives. This will be an important resource when identifying our nature networks and considering links between them and potential opportunities for restoration and/or enhancement where appropriate.</p> <p>The Historic Land Use Assessment provides a useful picture of how the environment of the Perth and Kinross Area has changed over time. This provides important context for LDP3’s Spatial Strategy.</p> <p>The Perth and Kinross Heritage Trust’s (PKHT) information on heritage grants will be a useful source of reference which can be relayed onto property owners and community groups who wish to maintain and/or improve</p>	

NPF4 or LDP Guidance	Requirement or Expectation	Dataset or source	Relevance of evidence and why it is required to inform the Proposed Plan	Gaps or uncertainties in data
			<p>heritage assets, on available funding opportunities, via further engagement sessions for LDP3.</p> <p>Information on completed PKHT and partners projects and key relevant elements contained within the trails, maps and leaflets resources on their website should be reflected, where appropriate, in the LDP3 Spatial Strategy and Conservation Area Appraisals, or other historic environment planning guidance that may be developed in association with LDP3.</p>	