

## Constraints & Opportunities

o In terms of its relationship to the wider landscape the site is generally well contained by Muirward Wood to the north and the settlement edge of Scone to the south.

o The north-east of the site is less contained with a cluster of farm buildings redeveloped to residential use.

o The SEPA Flood Map indicates no risk from river flooding although there is a small section of surface water retention in the north-eastern part of the site.

o A large area of land running from south-east to the north-west of the site is reserved for the Cross Tay Link Road.

o Surface Water runoff from the proposed development will be diverted westwards towards the River Tay bypassing Scone. Reducing the catchment area of the "barrel drain" and the Annaty Burn in this way will reduce the possibility of flooding within Scone when compared to the current situation.

o There are 3 telephone masts situated on the sites higher ground.

o There are numerous Core Paths in the immediate locality, two of which traverse the site. These routes require to be considered within the proposals along with an understanding of the potential linkages to pedestrian and cycle routes into Scone.

