
The Causeway Field, Scotlandwell

Peat Survey Report



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2 INTRODUCTION

SAC Consulting Inc. (SAC) was approached by 56Three Architects on behalf of Scotwell LTD (the client) to perform a peat survey at The Causeway Field (the property) at Scotlandwell. The peat survey and report were completed to satisfy the Council of Perth and Kinross Planning Commission and SEPA requirements to proceed with property development application.

3 SITE HISTORY

The property is 1.73 hectares in area and is located at the southern end of the village of Scotlandwell. It is bounded by the B920 (The Causeway) to the west, houses along Friar Place to the north, and by agricultural fields to the east and south.

3.1 Desktop review of site conditions

Soil data and historical data was collected during a desktop review. Information was gathered from a variety of online databases and publicly available sources as seen in Table 1.

Table 1. Desktop review of site conditions.

Attribute	Result	Data Source
Soil Type	Dystrophic Basin Peat	Scotland's Soil Map https://map.environment.gov.scot/Soil_maps/?layer=1&extent=317656,701129,318831,701665
Land Capability Code	3.2	Scotland's Soil Map https://map.environment.gov.scot/Soil_maps/?layer=5&extent=317853,701203,319028,701740
Nitrate Vulnerable Zone	PS Class (Peat Soil)	Scottish Government https://www.gov.scot/policies/agriculture-and-the-environment/nvz/
Historic Resources	No Results	Historic Environment Scotland Past Map https://pastmap.org.uk/map https://canmore.org.uk/event/681667
Aerial Photo Interpretation	No obvious developments	Google Earth
Nature Conservation Status	None listed	NatureScot https://sitelink.nature.scot/map

From the listed information sources, and from reviewing previous site assessments, there is a low likelihood that the property has undergone previous development including buildings, made ground, or contamination from storage or handling of hazardous materials.

Scotlandwell has several historical points of interest, including the *Fons Scotiae* (Well of Scotland), and the friar's hospice, though there was no evidence that the property contains historic resources.

Although not farmed in its current state, the property shows evidence of prior cultivation such as perimeter ditching, relatively homogeneous soil conditions in the upper horizons, and local resident's description of prior farmland use in the Perth and Kinross housing application record.