

Issue 30	Highland Perthshire Area - Small Settlements and Landward Sites	
Development plan reference:	6.1.13 Landward Housing Sites Table, page 152 6.5 – Acharn, page 169 6.7 – Balnaguard, page 173 6.8 – Butterstone, page 174 6.9 – Camserney, page 175 6.11 – Croftinloan/Donavoured/East Haugh/Ballyoukan, page 177 6.12 – Dull, page 178 6.14 – Fortingall, page 181 6.15 – Grandtully, Strathtay and Little Ballinluig, page 182-183 6.23 – Tummel Bridge, page 195 6.24 – Weem and Boltachan, page 196	Reporter: Douglas Hope
Body or person(s) submitting a representation raising the issue (including reference number):		
James Stark (00017) Barry Simpson (00179) Kepranich Developments Ltd (00244) Ronald J W Wilson (00269) McKenzie Strickland Associates (00295) Grandtully & Strathtay Conservation Trust (00306) Caledonian Trust plc (00754) Linda McAdam (00756) Scottish Natural Heritage (05211) Niki Kinloch (07693/2)		F Naggiar (07693/9) Peter McRobbie (08816) Forestry Commission Scotland (08988) Mike Henderson (09085) Struan Robertson (09109) Donald Riddell (09148) The Linklater Family (09289) KPMG LLP (09462) Will Fraser (09594) Michael Jackson (09919)
Provision of the development plan to which the issue relates:	Landward sites and settlements without specific designations in the Highland Housing Market Area.	
Planning authority's summary of the representation(s):		
<u>Acharn</u> Scottish Natural Heritage (05211/25/037): The Plan should be amended to reflect the outcome of the Habitats Regulations Appraisal (S4_Doc_751).		
<u>Balnaguard</u> Caledonian Trust plc (00754/6/001): Identified as housing site under reference H25 in current Highland Area Local Plan (S4_Doc_752) for up to 10 houses which is not carried through to the Proposed Plan. The site is located within Balnaguard settlement boundary in Proposed Plan which is supported. Would provide an effective short term opportunity site (S4_Doc_025). Planning application 06/02407/FUL (S4_Doc_753) was refused (contrary to officer recommendation) on design grounds and the subsequent appeal (S4_Doc_754) also dismissed on design grounds. Both refusals accepted the principle of housing development. Planning permission granted for 9 houses (S4_Doc_755) subject to Section 75 contribution to affordable housing which is still to be completed.		

Scottish Natural Heritage (05211/25/038): The Plan should be amended to reflect the outcome of the Habitats Regulations Appraisal (S4\_Doc\_756).

#### Butterstone

The Linklater Family (09289/14/004): Extend the settlement boundary (S4\_Doc\_026) to include a site for housing development of up to 3 dwellings. It will provide a contribution to sustainable rural housing supply.

Scottish Natural Heritage (05211/25/024): The Plan should be amended to reflect the outcomes of the Habitats Regulations Appraisal (S4\_Doc\_757).

#### Camserney

Mike Henderson (09085/1/006): The settlement boundary to the south of Camserney should be extended (S4\_Doc\_046) to provide a suitable level of residential development appropriate to the rural area. This rural area of Perthshire requires increased investment to ensure the viability of rural settlements.

Scottish Natural Heritage (05211/25/039): The Plan should be amended to reflect the outcomes of the Habitats Regulations Appraisal (S4\_Doc\_758).

#### Croftinloan/Donavourd/East Haugh/Ballyoukan

Peter McRobbie (08816/13/001): Site at Donavourd (S4\_Doc\_027) would allow development of up to 6 dwellings and provide an opportunity to connect development to the wider network of paths in the area. Site can be released immediately and developed within the life of the Plan supporting the effective land supply. Land is well screened from A9 by existing tree cover.

Scottish Natural Heritage (05211/25/040): The Plan should be amended to reflect the outcome of the Habitats Regulations Appraisal (S4\_Doc\_759).

James Stark (00017/1/001); KPMG LLP (09462/4/001); Barry Simpson (00179/1/003): Support for the Plan and agree that there should be no significant development outside the boundaries defined for Croftinloan/Donavourd/East Haugh/Ballyoukan.

#### Dull settlement

Donald Riddell (09148/1/001): Amend settlement boundary (S4\_Doc\_046) to include field to the south east of Dull settlement boundary between Dull access road and farm track. Site is adjacent to Highland Safaris and would economically strengthen business as there is a demand for staff housing. The site is low lying and careful screening and planting to screen the site from main road is proposed. There are water and power services close to the site and it is already accessible.

Niki Kinloch (07693/2/001 & 07693/2/002): Support identification of settlement boundary at Dull to contribute to the significant requirement for new windfall and small housing sites that are needed throughout the Highland Perthshire Housing Market Area.

#### Fortingall

Scottish Natural Heritage (05211/24/003): Development that affects a National Scenic Area should only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated (unless outweighed by benefits of national importance) SPP 2010 (Core\_Doc\_048).

Scottish Natural Heritage (05211/25/041): The Plan should be amended to reflect the outcome of the Habitats Regulations Appraisal (S4\_Doc\_760).

Grandtully, Strathtay and Little Ballinluig

Grandtully & Strathtay Conservation Trust (00306/1/002): The Plan proposes the redrawing of the settlement boundary at the western end of Strathtay (S4\_Doc\_028) to include a small field and steep and heavily wooded hill. This hill is environmentally sensitive and an important area contributing to biodiversity and wildlife. The land provides a northern vista of the conservation area and key views from the Weem Road. There will be an impact on adjacent properties and wildlife if development is allowed on the site. The settlement boundary should be modified to remove this area of land or the conservation area boundary modified to include it.

Forestry Commission Scotland (08988/1/013): Supportive of indicative settlement boundary but it is not explicit in term of where any housing would be supported and includes an area of woodland. Cannot support any woodland removal and would request that the boundary is modified to remove the wooded area at the western part of the village.

Caledonian Trust plc (00754/5/001): The site owned by Caledonian Trust plc should be included within the village boundary (S4\_Doc\_028) which would represent a continuation of the existing settlement. The site lies within a gap in the settlement boundary with land to the north, west and east included within the boundary. The conservation area boundary extends southwards beyond the current settlement boundary thus recognising that the settlement is not as constrained as the current settlement boundary suggests.

Scottish Natural Heritage (05211/23/007): Where other proposed allocations contain existing woodland or trees, these should be retained and enhanced through Developer Requirements in accordance with Policy NE2: Forestry, Woodland and Trees (S4\_Doc\_500). For example the settlement of Grandtully contains areas of broadleaf trees/woodland within the proposed expanded settlement map, but there is no reference to protection and enhancement in the Developer Requirements. This should be added to ensure protection of existing woodland complies with paragraph 146 of SPP (S4\_Doc\_080) *'Ancient and semi-natural woodland is an important and irreplaceable national resource that should be protected and enhanced'* and the control of woodland removal policy (S4\_Doc\_187).

Struan Robertson (09109/1/001): Proposed site (S4\_Doc\_028) is a suitable and effective residential development opportunity. It is bounded on 3 sides by established housing and represents a logical extension for the settlement boundary. Previous representation promoted a site of 3.9 hectares. Due to topographical reasons the area sought has been reduced to 1.17 hectares.

Struan Robertson (09109/1/002): Land at Little Ballinluig (S4\_Doc\_028) offers a suitable and effective development opportunity. The site extends to approx 1.5 hectares. The western section of the site in particular represents a prime development opportunity of 0.34 hectares. The Local Development Plan should make provision for a small number of low density houses at this location. The land does not fall within wider conservation area boundary. If the entire site is not allocated, respondent suggests the western section of the site be identified for housing development or the settlement boundary extended to include the site to provide a "windfall" development opportunity.

Struan Robertson (09109/1/003): Land South of River Tay (S4\_Doc\_028) originally sought to be identified for residential or tourist development. Residential development no longer deemed suitable primarily due to flood risk but still considered suitable for tourism development.

Scottish Natural Heritage (05211/25/042): The Plan should be amended to reflect the outcomes of the Habitats Regulations Appraisal (S4\_Doc\_762).

Michael Jackson (09919/1/001): Supports settlement boundary and the statement that the historic character and setting of the conservation area is to be protected from any undesirable and detrimental development.

Kepranich Developments Ltd (00244/1/001): Support for the Plan.

#### Logierait

Scottish Natural Heritage (05211/25/043): The Plan should be amended to reflect the outcomes of the Habitats Regulations Appraisal (S4\_Doc\_761).

#### Tummel Bridge

Scottish Natural Heritage (05211/24/006): Development that affects a National Scenic Area should only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated (unless outweighed by benefits of national importance) SPP 2010 (Core\_Doc\_048).

Linda McAdam (00756/1/001): Land adjacent to No 4 Dalcroy Cottages (S4\_Doc\_385) to be included within the settlement boundary for residential development.

Scottish Natural Heritage (05211/25/044): The Plan should be amended to reflect the outcomes of the Habitats Regulations Appraisal (S4\_Doc\_763).

#### Weem and Boltachan

McKenzie Strickland Associates (00295/2/001 & 00295/2/002): Change land use (S4\_Doc\_029) to provide recreational ground for cricket pitch along with cricket pavilion, changing facilities and public access toilets. Land represents an opportunity to improve amenity and recreational facilities and provision of public toilets adjacent to woodland walk. Land for a single dwellinghouse should also be identified adjacent to existing houses at Weem utilising the existing driveway and set within existing scrub ground.

Ronald J W Wilson (00269/1/001): Land to the west of Weem Rock Cottage (S4\_Doc\_029) currently lays outwith current boundary of the settlement. The north and west boundaries comprise of ancient drystone walls and marks a clear definition of the settlement of Boltachan and should be included within the settlement boundary.

F Naggiar (07693/9/001 & 07693/9/002): Object to the proposed settlement boundary for Boltachan. Should consider the inclusion of the site on the northern edge of Boltachan (S4\_Doc\_029) as a small scale housing site to allow further development of the settlement. It is a sensible and realistic opportunity for further development at Boltachan and had planning consent in the 1990's. This small scale site would help meet a proportion of the overall requirement for 280 houses that are needed from windfall sites and small housing sites as set out for the Highland Housing Market Area.

Will Fraser (09594/1/001): Support for the Plan.

**New Sites**

Mike Henderson (09085/1/001): Site at land east of Tegarmuchd, Camserney (S4\_Doc\_046) could provide a suitable level of residential development appropriate to the rural area. This rural area of Perthshire requires increased investment to ensure the viability of rural settlements.

Mike Henderson (09085/1/002): Site east of Tegarmuchd (S4\_Doc\_046) could provide a suitable level of residential development appropriate to the rural area. This rural area of Perthshire requires increased investment to ensure the viability of rural settlements.

Mike Henderson (09085/1/003): Site at land west of Carse Farm, Camserney (S4\_Doc\_046) could provide a suitable level of residential development appropriate to the rural area. This rural area of Perthshire requires increased investment to ensure the viability of rural settlements.

Mike Henderson (09085/1/004): Site at Keltneyburn, Camserney (S4\_Doc\_047) could provide a suitable level of residential development appropriate to the rural area. This rural area of Perthshire requires increased investment to ensure the viability of rural settlements.

Mike Henderson (09085/1/005): Site south of Camserney (S4\_Doc\_046) could provide a suitable level of residential development appropriate to the rural area. This rural area of Perthshire requires increased investment to ensure the viability of rural settlements.

**Modifications sought by those submitting representations:****Acharn**

Scottish Natural Heritage (05211/25/037): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.5.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: incorporate the following new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60):

*'The Council will seek to protect and enhance the nature conservation interests within the River Tay Catchment area.*

*In order to ensure no adverse effects on the River Tay Special Area of Conservation, all of the following criteria will apply to development proposals at Acharn, Balnaguard, Camserney, Croftinloan/Donavours/East Haugh/ Ballyoukan, Fortingall, Grandtully/Strathray/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.*

(d) *Drainage from all development should ensure no reduction in water quality.*

(e) *Construction Method Statement to be provided where the development site will affect*

*a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*

- (f) *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.*

*Note: Supplementary Guidance 'River Tay Special Area of Conservation' provides detailed advice to developers on the types of appropriate information and safeguards to be provided in support of planning applications for new projects which may affect the River Tay Special Area of Conservation.'*

and, insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.5.2

*'Acharn lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

#### Balnaguard

Caledonian Trust Plc (00754/6/001): Allocate land south of B898 Aberfeldy Road, Balnaguard as a housing site or opportunity site for 9 houses.

Scottish Natural Heritage (05211/25/038): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.7.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- Drainage from all development should ensure no reduction in water quality.*
- Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to representation (05211/25/037) above for full text), and also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.7.2:

*'Balnaguard lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

#### Butterstone

The Linklater Family (09289/14/004): Amend settlement boundary and include site for housing development of up to 3 dwellings.

Scottish Natural Heritage (05211/25/024): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.8.2:

*'Butterstone is not identified for growth and has a tightly drawn settlement boundary because it lies in the Lunan Lochs Catchment area where there is a presumption against development that would raise phosphorous levels into the Lochs. Policy EP6 sets out the relevant criteria.'*

*In order to ensure no adverse effects on the Dunkeld-Blairgowrie Lochs Special Area of Conservation, the following criteria applies to development proposals at Butterstone:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.*

*The chalets provide ... Catchment Area.'*

Option B: Update Policy EP6: Lunan Valley Catchment Area to include a new paragraph after '*...to the satisfaction of the Planning Authority in conjunction with the Scottish Environment Protection Agency*', which begins '*The following criteria will also apply to development proposals at Butterstone, Concraigie, Craigie and Kinloch so as to ensure no adverse effects on the Dunkeld-Blairgowrie Special Area of Conservation:*' and insert the same criteria as listed above under Option A, but reference them (d) to (f).

And, also update and retain the following text in the Spatial Strategy Considerations section (para 6.8.2, page 174):

*'Policy EP6 sets out the relevant criteria for development within this area.'*

#### Camserney

Mike Henderson (09085/1/006): Modify the settlement boundary to include the identified area of land for residential development.

Scottish Natural Heritage (05211/25/039): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.9.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to representation (05211/25/037) above for full text), and also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.9.2

*'Camserney lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

#### Croftinloan/Donavoured/East Haugh/Ballyoukan

Peter McRobbie (08816/13/001): Allocate land for residential development at Donavoured.

Scottish Natural Heritage (05211/25/040): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations

section in paragraph 6.11.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to Representation (05211/25/037) above for full text) and, also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.11.2:

*'These settlements lie within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

#### Dull

Donald Riddell (09148/1/001): Modify the settlement boundary to include land for residential development.

#### Fortingall

Scottish Natural Heritage (05211/24/003): Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.14.1:

*'Most of the village is within the Loch Rannoch and Glen Lyon National Scenic Area. Built form and layout should respond appropriately to the landscape and strengthen the character of Fortingall as a distinctive place.'*

Scottish Natural Heritage (05211/25/041): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.14.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to Representation (05211/25/037) above for full text) and, also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.14.2:

*'Fortingall lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

#### Grandtully, Strathtay and Little Ballinluig

Grandtully & Strathtay Conservation Trust (00306/1/002): Modify the settlement boundary to the north west of the settlement to reflect the boundary in the adopted Highland Area Local Plan.



Or modify the conservation area boundary to include this area of land.

Forestry Commission Scotland (08988/1/013): Modify the settlement boundary to exclude the woodland on the western part of the village.

Caledonian Trust plc (00754/5/001): Extend Strathtay settlement boundary to the west to include land between Strathtay Parish Church and Dunellan.

Scottish Natural Heritage (05211/23/007): Paragraph 6.15.2 should make reference to the protection and enhancement of existing woodland or trees within proposed settlement map.

Struan Robertson (09109/1/001): Identify land west of Strathtay Parish Church for residential development and include it within the settlement boundary.

Modify the wording of paragraph 6.15.2 appropriately.

Struan Robertson (09109/1/002): Include the entire area of identified land at Little Ballinluig for residential development and include it within the settlement boundary.

Or, identify the western section of the site (0.34ha) for residential development and include it within the settlement boundary.

Modify the wording of paragraph 6.15.2 appropriately.

Struan Robertson (09109/1/003): Identify site as an opportunity site for tourist development.

Modify the wording of paragraph 6.15.2 appropriately.

Scottish Natural Heritage (05211/25/042): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.15.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to Representation (05211/25/037) above for full text) and, also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.15.2:

*'Grandtully lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

Logierait

Scottish Natural Heritage (05211/25/043): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.20.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to Representation (05211/25/037) above for full text) and, also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.20.2:

*'Logierait lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

Tummel Bridge

Scottish Natural Heritage (05211/24/006): Insert at paragraph 6.23.2: *'The eastern edge of the village is just within the Loch Tummel National Scenic Area. Built form and layout should be in keeping with local landscape character.'*

Linda McAdam (00756/1/001): Modify the settlement boundary to include land to the east of Dalcroy Cottages.

Scottish Natural Heritage (05211/25/044): Include either suggested mitigation measure Option A or Option B below:

Option A: Insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.23.2:

*'In order to ensure no adverse effects on the River Tay Special Area of Conservation:*

- *Drainage from all development should ensure no reduction in water quality.*
- *Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- *Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.'*

Option B: Incorporate new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60) (refer to Representation (05211/25/037) above for full text) and, also insert the following text at the end of the Spatial Strategy Considerations section in paragraph 6.23.2:

*'Tummel Bridge lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.'*

Weem and Boltachan

McKenzie Strickland Associates (00295/2/001 & 00295/2/002): Identify site for recreation use and a single dwellinghouse.

F Naggiar (07693/9/001 & 07693/9/002): Modify the settlement boundary to include land to the north east.

Paragraph 6.24.2 '*settlement boundaries have been drawn to offer the potential to accommodate limited further development*' should be modified to read '*the settlement boundaries have been drawn to offer the potential to accommodate some further development.*'

Ronald J W Wilson (00269/1/001): Modify site boundary to include land to the west of Weem Rock Cottage.

New Landward Sites

Mike Henderson (09085/1/001): Site on submitted plan at land east of Tegarmuchd, Camserney should be allocated for housing.

Mike Henderson (09085/1/002): Site on submitted plan at land east of Tegarmuchd, Camserney should be allocated for housing.

Mike Henderson (09085/1/003): Site on submitted plan at land west of Carse Farm, Camserney should be allocated for housing.

Mike Henderson (09085/1/004): Site on submitted plan at Keltneyburn should be allocated for housing.

Mike Henderson (09085/1/005): Site on submitted plan south of Camserney should be allocated for housing.

**Summary of responses (including reasons) by planning authority:**HRA combined response

Scottish Natural Heritage (05211/25/037, 05211/25/038, 05211/25/039, 05211/25/040, 05211/25/041, 05211/25/042, 05211/25/043 & 05211/25/044): It is considered that by amending the Plan for the settlements of Acharn, Balnaguard, Camserney, Croftinloan/Donavours/East Haugh/Ballyoukan, Fortingall, Grandtully/Strathday/Little Ballinluig, Logierait and Tummel Bridge to incorporate the mitigation measures as set out in the Habitats Regulations Appraisal (including Appropriate Assessment) of the Proposed Plan, and detailed in the 'Modifications Sought' section, would provide greater clarity and transparency for applicants as to at which settlements and in what circumstances the provisions of the Plan's Policy NE1: International Nature Conservation Sites (S4\_Doc\_415) will apply; it would also set out what will be expected of them in making their planning application.

If the Reporter is so minded to amend the Plan in line with the suggested additional text by the respondent, in the interests of keeping the Plan as short and succinct as possible, the Council's preference would be to incorporate suggested mitigation Option B (proposed Policy EP15 with some text in the relevant Spatial Strategy Considerations sections) as it would result in the least amount of additional text and repetition in the Plan.

Scottish Natural Heritage (05211/25/024): It is considered that amending paragraph 6.8.2 to incorporate mitigation measures as set out in the Habitats Regulations Appraisal (Including Appropriate Assessment) would provide greater clarity and transparency for applicants as to in what circumstances the provisions of the Plan's Policy NE1: International Nature Conservation Sites (S4\_Doc\_415) will apply for proposals at Butterstone, and it will also set out what will be expected of them in making their planning application.. For cross referencing purposes representation (05211/15/001) in Schedule 4 no.17C (Lunan Valley and Loch Leven Catchment Areas) responds to the proposed changes to Policy EP6.

If the Reporter is so minded to amend the Plan in line with the suggested additional text by the respondent, in the interests of keeping the Plan as short and succinct as possible, the Council's preference would be to incorporate suggested mitigation Option B (proposed changes to Policy EP6) as it would result in the least amount of additional text and repetition in the Plan.

#### Balnaguard

Caledonian Trust plc (00754/6/001): The site referred to within the representation is not designated but is within the settlement boundary and is therefore covered under the relevant Local Development Plan policies including PM1: Placemaking (S4\_Doc\_396) and RD1: Residential Areas (S4\_Doc\_405) which would enable development on the site and elsewhere within the settlement. It is not clear that the site is effective due to the delay in completion of the Section 75 Legal Agreement. If the section 75 Legal Agreement is finalised and subsequent planning permission is implemented the site could be reviewed by a future Local Development Plan.

No modification is proposed to the Plan.

#### Butterstone

The Linklater Family (09289/14/004): As indicated within paragraph 6.8.2 Butterstone is within the Lunan Valley Catchment Area and has not been identified for growth with a tightly drawn settlement boundary. In line with Policy EP6: Lunan Valley Catchment Area (S4\_Doc\_764) in order to protect and enhance the nature conservation and landscape interests of the area there is a presumption against development except within settlements. In order to retain the integrity of the Lunan Valley Catchment Area the Council does not consider it appropriate to amend the settlement boundary of Butterstone.

No modification is proposed to the Plan.

#### Camserney

Mike Henderson (09085/1/006): Camserney has not been identified for significant growth but the settlement boundary has been drawn to allow potential infill development. The proposed site is immediately adjacent to the south east boundary of the settlement and would provide an opportunity for further windfall/small scale development within this area. While the Council considers the existing settlement boundary to be sufficient the proposed extension would not raise any significant issues.

If the Reporter was so minded to include the proposed modification it would raise no issues with the Council.

#### Croftinloan/Donavoured/East Haugh/Ballyoukan

Peter McRobbie (08816/13/001): This group of settlements has grown in a linear pattern

and the proposed site may not reflect this established building pattern. It is noted that the site is adequately screened and would subsequently not be visually intrusive to its surroundings however there are concerns that a suitable and safe access route can be achieved due to the narrow steep nature of the road and the potential impact on road safety. The eastern side of the settlement boundary has been drawn to allow for some small scale infill development as this area is subject to more suitable access.

No modification is proposed to the Plan.

#### Dull

Donald Riddell (09148/1/001): No map has been supplied defining the extent of this proposed site. The land identified in the description is a field which helps form the setting of the settlement and there is concern over the visual impact of development on the surrounding environment. No plans or satisfactory justification has been submitted for its inclusion as a residential site and although raised through the Representation no evidence is presented that development on the site would be occupied by employees of local businesses. Any development proposal should be considered through a planning application in line with Policy RD3: Housing in the Countryside (S4\_Doc\_418).

No modification is proposed to the Plan.

#### Fortingall

Scottish Natural Heritage (05211/24/003): Policy NE1B: National Designations (S4\_Doc\_389) is considered adequate to ensure that development does not adversely affect the National Scenic Area. In addition any development that comes forward within Fortingall would be subject to Policy PM1: Placemaking (S4\_Doc\_396) and RD1: Residential Development (S4\_Doc\_405) which seeks to ensure that development responds appropriately to the surrounding built and natural environment. The additional wording is not therefore considered necessary.

No modification is proposed to the Plan.

#### Grandtully, Strathtay and Little Ballinluig

Grandtully & Strathtay Conservation Trust (00306/1/002); Forestry Commission Scotland (08988/1/013): The settlement boundary has been redrawn in the most part to include features such as obvious field boundaries and enclosure of sites and land. The development of sites within the settlement boundary would be subject to the relevant Local Development Plan policies such as PM1: Placemaking (S4\_Doc\_396) and RD1: Residential areas (S4\_Doc\_405) to ensure development considers the existing built and natural environment and to ensure development is within appropriate locations. Those sites that are within the conservation area would be considered against Historic Environment Policy HE3: Conservation Areas (S4\_Doc\_508), which states that development would only be appropriate where it would preserve or enhance the historic character of the area. Therefore development design, layout, scale etc should be in keeping with the surrounding area and protect its integrity. In terms of concerns raised with respect to the woodland, Policy NE2: Forestry, Woodland and Trees (S4\_Doc\_500) seeks to ensure that existing trees and woodland be protected and enhanced within any new development. In addition where there are existing trees or woodland on the site a tree survey would be required. It is considered that there is sufficient provision within the Plan policies to address these issues.

No modification is proposed to the Plan.

Caledonian Trust plc (00754/5/001): The proposed modification extends the settlement boundary west of Strathtay to create a site which would be a significant extension to the existing settlement. It is noted that the site and land adjacent are within the same ownership. Strathtay has remained largely unchanged since Victorian times and is a fine example of Victorian architecture, planning and landscaping with a loose informal layout and street pattern dictated by the undulating and terraced nature of the land. The majority of the settlement is a conservation area which seeks to protect the historic character and setting of the village. The site is located within the conservation area boundary and would therefore be subject to the relevant Historic Environment Policy HE3: Conservation Areas (S4\_Doc\_508) to ensure that the development would enhance and protect the integrity of the historic environment. The Council agrees that the inclusion of the site would provide an opportunity for windfall or small scale development within the settlement but has concerns whether a satisfactory site layout can be achieved. As it stands the settlement boundary provides sufficient scope for small scale infill and the proposed modification is not required.

No modification is proposed to the Plan.

Scottish Natural Heritage (05211/23/007): No specific development sites have been identified within this group of settlements or proposals made which would impact on trees or woodland. Policy NE2: Forestry, Woodland and Trees (S4\_Doc\_500), seeks to ensure that existing trees and woodland be protected and enhanced within new development. In addition where there are existing trees or woodland on a development site a tree survey would be required at the time of a planning application. It is considered that there is sufficient provision within the Plan policies to address these issues.

No modification is proposed to the Plan.

Struan Robertson (09109/1/001): The proposed modification extends the settlement boundary west of Strathtay to create a site which would be a significant extension to the existing settlement. It is noted that the site and land adjacent are within the same ownership. Strathtay has remained largely unchanged since Victorian times and is a fine example of Victorian architecture, planning and landscaping with a loose informal layout and street pattern dictated by the undulating and terraced nature of the land. While the general layout of buildings in Strathtay is low density with informal spacing, there is a more linear arrangement of houses across the road for the proposed site.

The majority of the settlement, including the proposed site, is within a designated conservation area, and as such any development proposals would be assessed under the provisions of Policy HE3: Conservation Areas (S4\_Doc\_508), in order to ensure that it would enhance and protect the integrity of the historic environment.

The Council agrees that the inclusion of the site would provide an opportunity for windfall or small scale development within the settlement; however, there are concerns regarding the potential impact on the setting of the existing dwellings. As it stands the settlement boundary provides sufficient scope for small scale infill and the proposed modification is not required.

No modification is proposed to the Plan.

Struan Robertson (09109/1/002): This site sits to the north of the A827 and opposite the existing residential properties to the south which form Little Ballinluig. The site is flat and is enclosed with trees to the north, east and west of the site. The expansion of Little

Ballinluig has taken place to the South of the A827 and the settlement boundary has been expanded westwards to encourage further growth. The larger development site suggested extends into an identified flood area and the Council would not support its inclusion in the Plan. The smaller scale area of land to the west, whilst separated from the existing settlement, is well enclosed and provides a natural infill site and may provide some scope for a small scale development. It is considered that the settlement boundary provides sufficient land within the settlement but the proposed extension would not raise any issues.

If the Reporter was minded the Council would not be opposed to the inclusion of the smaller 0.34ha of land to north of Little Ballinluig within the settlement boundary.

Struan Robertson (09109/1/003): Policy ED3: Rural Business and Diversification (S4\_Doc\_395) is generally supportive of new businesses which are located within or adjacent to a settlement. New tourism related development would be supported where it can be demonstrated that it improves the quality of new or existing visitor facilities, allows a new market to be exploited, or extends the tourist season. It is considered that there is adequate provision within the Plan policies to consider this proposal without the need to designate the site for tourism use.

No modification is proposed to the Plan.

#### Tummel Bridge

Scottish Natural Heritage (05211/24/006): Policy NE1B: National Designations (S4\_Doc\_389) is considered adequate to ensure that development does not adversely affect the National Scenic Area. In addition any development that comes forward within Fortingall would be subject to Policies PM1: Placemaking (S4\_Doc\_396), and RD1: Residential Development (S4\_Doc\_405), which seek to ensure that development responds appropriately to the surrounding built and natural environment. The additional wording is not therefore considered necessary.

No modification is proposed to the Plan.

Linda McAdam (00756/1/001): This proposal seeks to extend the settlement boundary to the east creating a small infill plot for a single dwelling. The land appears to form part of the garden ground for 4 Dalcroy Cottages and it is not considered that a well designed dwelling would have a detrimental impact on the landscape or amenity of the settlement. Tummel Bridge has developed in a linear fashion and the proposed extension would be a continuation of the settlement pattern.

If the Reporter is minded the Council would raise no objection to the proposed modification.

#### Weem and Boltachan

McKenzie Strickland Associates (00295/2/001 & 00295/2/002): The proposed site lies to the west of the settlements in open countryside. It is in agricultural use and the provision of a cricket Pitch and associated infrastructure as proposed would generally be compatible with the existing land use under Policy CF1: Open Space Provision and Protection (S4\_Doc\_414). The land is within the Garden and Designed Landscape which under Policy HE4: Gardens and Designed Landscapes (S4\_Doc\_512) seeks to protect and enhance the integrity of these areas. It is not considered that justification has been presented to warrant the modification of the settlement boundary to include a plot for a single dwellinghouse. Residential development in this area should be considered through

a planning application in line with Policy RD3: Housing in the Countryside (S4\_Doc\_418) detailing how it would integrate with the protected landscape.

No modification is proposed to the Plan.

F Naggiar (07693/9/001 & 07693/9/002): The proposed modification seeks to extend the settlement boundary to the north of Boltachan creating four building plots and associated landscaping. The site is an open field with a tree belt on the southern edge with no defensible barrier to the north and the Council does not consider that it is a natural infill site or suitably rounds off the settlement. As it stands the settlement boundary provides sufficient scope for infill development and this site is not required. The wording of paragraph 6.24.2 whilst referring to limited further development still provides the opportunity for development which is appropriate to the size, scale and density of the settlement.

No modification is proposed to the Plan.

Ronald J W Wilson (00269/1/001): The identified area of scrub land is well defined with trees on the northern edge. Development on the site would not impact on the landscape or setting of the settlement and would correspond with the existing settlement pattern. While the Council considers the settlement boundary to provide sufficient scope for appropriate infill development the proposed modification would not raise any issues.

If the Reporter is minded the Council would have no objection to the proposed modification.

#### Landward

Mike Henderson (09085/1/001, 09085/1/002, 09085/1/003, 09085/1/004 & 09085/1/005): The sites are being promoted for development in the landward area (being out with a settlement boundary) so would not be allocated in the Local Development Plan. Any proposals for development will be assessed against Policy RD3: Housing in the Countryside (S4\_Doc\_418) through the planning application process.

No modification is proposed to the Plan.

#### **Reporter's conclusions:**

##### HRA combined response

1. In response to the request by Scottish Natural Heritage (SNH) that reference be made, in relation to development proposals at a number of settlements, to the need for mitigation measures as set out in the Habitats Regulations Appraisal (including Appropriate Assessment) (the HRA) to ensure no adverse effects on the River Tay Special Area of Conservation, it is considered that the incorporation of a new policy "EP15: Development within the River Tay Catchment Area" with additional text in the "Spatial Strategy Considerations" section of each relevant settlement would be the most appropriate course of action in the interests of brevity and clarity. The relevant settlements are: Acharn, Balnaguard, Camserney, Croftinloan/Donavoured/East Haugh/Ballyoukan, Fortingall, Grandtully/Strathtay/Little Ballinluig, Logierait and Tummel Bridge.



Balnaguard

2. This site is identified in the existing adopted Highland Area Local Plan for up to 10 houses. Planning permission was granted in July 2009 for 9 houses on the site subject to a Section 75 Agreement relating to a contribution to affordable housing (Schedule 4 document 755) but this remains to be completed. The site is located within the settlement boundary where housing development is encouraged, subject to compliance with Policies PM1 and RD1 of the Proposed Plan. In the light of the delay, it is considered that it is neither necessary nor appropriate to designate this site for housing in the Proposed Plan.

Butterstone

3. In response to the request by SNH that reference be made, in relation to development proposals at Butterstone, to the need for mitigation measures as set out in the HRA to ensure no adverse effects on the Dunkeld-Blairgowrie Lochs Special Area of Conservation, it is considered that the incorporation of a new paragraph in Policy EP6: Lunan Valley Catchment Area (see Issue 17c) with additional text in the “Spatial Strategy Considerations” section of Butterstone would be the most appropriate course of action in the interests of brevity and clarity.

4. In relation to the request to include an area of ground to the west of the village hall, the driveway to Butterstone House forms a defensible boundary to the built area and the proposed site projects into open countryside. In this case, the settlement boundary has been tightly drawn in order to protect and enhance the nature conservation and landscape interests of the Lunan Valley Catchment Area. It is agreed that this is an appropriate approach to take.

Camserney

5. At Camserney the settlement boundary has been drawn to allow potential infill development. The proposed site comprises two small enclosures that would provide an opportunity for small-scale housing development. It is considered that it would not be inappropriate to include this site within the settlement boundary. Any development would be required to comply with policies PM1 and RD1 of the Proposed Plan.

Croftinloan/Donavourd/East Haugh/Ballyoukan

6. Any development on the proposed site would not reflect the form and character of the existing pattern of development in Donavourd, which is essentially linear. Although it is adequately screened, access is by way of a steep and narrow single-track road. Inclusion of the site within the settlement boundary would suggest that it is suitable for housing development. However, for the above reasons, it is considered that the site is totally unsuitable for housing development.

Dull

7. The field to the south-east of Dull settlement boundary between Dull access road and the farm track helps form the setting of the village. It comprises a sloping site and is prominent in views from the B846. Housing development on this site would be likely to have an adverse visual impact on the surrounding area, notwithstanding the possibilities for screening the site from the main road. It is considered, therefore, that it would not be appropriate to include this area within the settlement boundary, which would suggest that

housing was acceptable on this site. The respondent suggests that there is a demand for housing from employees of local businesses but there is no evidence to support this assertion.

### Fortingall

8. SNH draws attention to the fact that most of Fortingall is located within the Loch Rannoch and Glen Lyon National Scenic Area (NSA), in which development should only be permitted where it will not adversely affect the integrity of the area. It is considered that it would be appropriate to make reference to the village's location in the NSA in the description of the settlement (paragraph 6.14.1 on page 181). It is not considered necessary to repeat the requirements of Policy NE1B, which applies to proposed development in NSAs or to Policies PM1 and RD1 that seek to ensure that development respects the character of its surroundings.

### Grandtully, Strathtay and Little Ballinluig

9. In relation to the concerns of SNH that existing broadleaf trees and woodlands within the settlement boundary are adequately protected, Policy NE2 applies throughout the area and seeks to ensure that existing trees and woodlands are protected and enhanced where new development takes place. It is not considered that any specific mention of this policy is required in respect of Grandtully / Strathtay and Little Ballinluig.

10. In relation to the settlement boundary to the north of the public road at the western end of Strathtay, the council provides little justification for including the small field and wooded bank pertaining to the property "Beechwood" within the redrawn settlement boundary (see Schedule 4 document 028). The additional area lacks independent vehicular access and includes a wooded area that is locally important for its biodiversity; the potential for small-scale development would seem limited. The settlement boundary in the adopted Highland Area Local Plan follows distinct features on the ground at this location and there would seem little purpose in redrawing the boundary.

11. In relation to the request to include within the settlement boundary an area of land in Strathtay on the south side of the public road (Rep. No. 00754/5/001), the council agrees that the inclusion of this site would provide an opportunity for small-scale housing development but has concerns as to whether a satisfactory layout could be achieved. The council considers that the settlement boundary, as it stands, provides sufficient scope for small-scale infill housing development within Strathtay.

12. The settlement boundary in the Proposed Plan is inherited from the adopted local plan. At this point, it traverses an open field and is undefined on the ground but follows the boundary of a site granted planning permission for two houses. The additional area comprises the rest of the field and a tree belt that provides some screening. The rationale for not including this additional area within the settlement boundary is unclear and it is considered that the proposed boundary would provide a more defensible settlement boundary. Any potential housing development would be required to comply with Policies PM1 and RD1 of the Proposed Plan as well as Policy HE3: Conservation Areas. Policy NE2 would provide protection for the existing trees on the site.

13. In relation to the request to include within the settlement boundary an area of land at the extreme western end of Strathtay on the south side of the public road and identify it as a housing development opportunity (Rep. No. 09109/1/001), the council agrees that the inclusion of this site would provide an opportunity for small-scale housing

development but has concerns regarding the potential impact of any development on the setting of the existing buildings on the north side of the road. The council considers that the settlement boundary, as it stands, provides sufficient scope for small-scale infill housing development within the settlement.

14. This site comprises an open field and a housing development on this site would substantially alter the character of this part of Strathtay, which is designated as a conservation area. In accordance with the TAYplan hierarchical settlement approach, the Proposed Plan concentrates the majority of new housing development in the Principal Settlements of Highland Perthshire. Strathtay is a small rural settlement, with limited employment opportunities, and the designation of housing land in this location would not be consistent with the Proposed Plan's vision for sustainable economic growth. It is considered that there is insufficient justification for the designation of this site for housing. Inclusion within the settlement boundary would suggest that the site is suitable for housing development and, therefore, a modification to the settlement boundary would not be appropriate.

15. In relation to the request to include within the settlement boundary a site on the north side of the A827 in Little Ballinluig and identify it as a housing development opportunity (Rep. No. 09109/1/002), the council considers that this small site to the west of an existing house provides a natural infill site and it is not opposed to the inclusion of this small site within the settlement boundary. As regards the much larger site to the north of the railway line (Rep. No. 09109/1/003), the respondent requests that this area be identified for tourism related development such as the development of "fisherman's lodges". This site extends into a flood risk area and it is considered that due to the flood risk associated with this land, it would not be appropriate to identify the site as a development opportunity in the Proposed Plan. Policy ED3 supports new rural businesses outwith settlements subject to certain criteria being met and assessment of any proposal against the requirements of this policy would be the appropriate method for determining the acceptability of a tourism related development on the site.

#### Tummel Bridge

16. In relation to the request to include the garden ground of No. 4 Dalcroy Cottages within the settlement boundary, the council would have no objections to this request.

17. SNH draws attention to the fact that the eastern edge of Tummel Bridge is just within the Loch Tummel NSA, in which development should only be permitted where it will not adversely affect the integrity of the area. It is considered that it would be appropriate to make reference to the village's location in the NSA in the description of the settlement (paragraph 6.23.1 on page 195). It is not considered necessary to repeat the requirements of Policy NE1B, which applies to proposed development in NSAs or to Policies PM1 and RD1 that seek to ensure that development respects the character of its surroundings.

#### Weem and Boltachan

17. In relation to the request that land be identified for recreational use and a single dwellinghouse at Weem (Rep. Nos. 00295/2/001 & 00295/2/002), this site is in the countryside outwith the settlement boundary for Weem. There is insufficient information accompanying the representation to justify designation in the Proposed Plan. Any proposal for countryside recreational development should more appropriately be dealt with through assessment against the requirements of the relevant countryside policies.

The proposed single dwellinghouse would require to be assessed against Policy RD3: Housing in the Countryside.

18. In relation to the request that land west of Weem Rock Cottage be included in the settlement boundary, this site is adjacent to an established building group and is well screened. A well-designed house on the site would have little impact on the landscape or the setting of Boltachan and the council has no objection to the inclusion of this site within the settlement boundary.

19. In relation to the request that the large site on the northern edge of Boltachan be included in the settlement boundary, the site projects into open countryside and lacks any defensible boundary on its northern edge. It could not be described as an infill site or a rounding-off of the settlement. Access is by way of a narrow, steep single-track road. It is considered that the site is totally unsuitable for housing development and there is no justification for modifying the settlement boundary to include the site.

#### New sites in landward area

20. All the five sites suggested for allocation for housing (Rep. Nos. 09085/001 to 09085/1/005) lie outwith any settlement boundary and no meaningful arguments have been put forward to justify an extension of either the Camserney or the Dull settlement boundaries, or the identification of a Tegarmuchd settlement boundary, to incorporate any one of these sites within a settlement. The designation of any of these sites for housing would be inconsistent with the main thrust of the Proposed Plan, which is to encourage sustainable economic growth in settlements. Proposals for individual houses in the countryside require to be assessed against the terms of Policy RD3, and this would be the appropriate method for determining the acceptability of any of the suggested sites.

#### **Reporter's recommendations:**

##### HRA combined response

1. Add the following new Policy "*EP15: Development within the River Tay Catchment Area*" to the Proposed Plan (page 60):

*"The Council will seek to protect and enhance the nature conservation interests within the River Tay Catchment area.*

*In order to ensure no adverse effects on the River Tay Special Area of Conservation, all of the following criteria will apply to development proposals at Acharn, Balnaguard, Camserney, Croftinloan/Donavoured/East Haugh/Ballyoukan, Fortingall, Grandtully/Strathray/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.*

- (a) Drainage from all development should ensure no reduction in water quality.*
- (b) Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- (c) Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.*

*Note: Supplementary Guidance 'River Tay Special Area of Conservation' provides detailed advice to developers on the types of appropriate information and safeguards to be provided in support of planning applications for new projects which may affect the*

*River Tay Special Area of Conservation.”*Acharn

2. At the end of paragraph 6.5.2, insert the words: *“Acharn lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement”*.

Balnaguard

3. At the end of paragraph 6.7.2, insert the words: *“Balnaguard lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement.”*

Butterstone

4. At the end of paragraph 6.8.2, insert the words: *“To ensure no adverse effects on the Dunkeld-Blairgowrie Lochs SAC, policy EP6 sets out the relevant criteria for development in this settlement”*.

Camserney

5. At the end of paragraph 6.9.2, insert the words: *“Camserney lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement”*.

6. Modify the settlement boundary on the Settlement Plan to include the area of land referred to in Representation No. 09085/1/006 (see Schedule 4 document 046).

Croftinloan/Donavoured/East Haugh/Ballyoukan

7. At the end of paragraph 6.11.2, insert the words: *“Croftinloan/Donavoured/East Haugh/Ballyoukan lie within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area”*.

Fortingall

8. At the end of paragraph 6.14.1, insert the words: *“Most of the village is within the Loch Rannoch and Glen Lyon National Scenic Area.”*
9. At the end of paragraph 6.14.2, insert the words: *“Fortingall lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement”*.

Grandtully/Strathtay and Little Ballinluig

10. At the end of paragraph 6.15.2, insert the words: *“Grandtully/Strathtay and Little Ballinluig lie within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area”*.
11. Modify the settlement boundary on the Settlement Plan to exclude the area of land referred to in Representations Nos. 00306/1/002 & 08988/1/013 (see Schedule 4 document 028).

12. Modify the settlement boundary on the Settlement Plan to include the area of land referred to in Representation No. 09109/1/002 (see Schedule 4 document 028).

Logierait

13. Following the first sentence in paragraph 6.20.2, insert the words: "*Logierait lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area*"

Tummel Bridge

14. Modify the settlement boundary on the Settlement Plan to include the area of land referred to in Representation No. 00756/1.

15. At the end of paragraph 6.23.1, insert the words: "*The eastern edge of the village is just within the Loch Tummel National Scenic Area.*"

16. Following the first sentence in paragraph 6.23.2, insert the words: "*Tummel Bridge lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement.*"

Weem and Boltachan

17. Modify the settlement boundary on the Settlement Plan to include the area of land referred to in Representation No. 00269/1 (Schedule 4 document 029).