

Issue 45	Strathmore and the Glens Area - Small Settlements	
Development plan reference:	9.6 - Bridge of Cally, page 292-293 9.9 – Concraigie, page 296 9.10 – Craigie, page 297 9.12 – Kinloch, page 299 9.13 – Kirkmichael, page 300 9.15 – Meikleour, page 303	Reporter: Timothy Brian
Body or person(s) submitting a representation raising the issue (including reference number):		
Jim Willsher (00133) Graham Juggins (00245) Ron Crichton (00266) Scottish Natural Heritage (05211) Meikleour Trust (09023) Louise Rattray (09267) Snaigow Estates (09289) The Church of Scotland General Trustees (09167) Douglas Nicholson (10365)		
Provision of the development plan to which the issue relates:	Boundaries of small settlements in Strathmore and the Glens; any representations which relate to issues pertinent to the Lunan Valley catchment or Housing in the Countryside policies are dealt with under the appropriate Policy headings, i.e. schedule 4 numbers 17c and 08a respectively.	
Planning authority's summary of the representation(s):		
<p><u>Bridge of Cally</u> Louise Rattray (09267/1/001): Include additional area in village boundary, to include all ground in the same ownership (S4_Doc_358).</p> <p><u>Concraigie</u> Snaigow Estates (09289/18/004 & 09289/18/001): Minor adjustment sought to Concraigie settlement boundary (S4_Doc_058) to accommodate small scale development of the site on submitted plan. This would be a logical, gradual and low impact expansion of the settlement, without environmental impact, with potential for environmental betterment and phosphorous reduction (site within Lunan Valley catchment), and would make a contribution to sustainable rural housing land. Impact on local services and transport would be minimal and would help meet local demand for rental accommodation. Concraigie has a school and community hall and is therefore worthy of support and expansion. In relation to paragraph 9.9.2 It has been proven that it is technologically possible to undertake limited development without increasing the phosphorus loading to the Lunan catchment, given suitable sewage plant and effluent treatment. With appropriate integration of existing substandard sewage systems and/or other phosphorus mitigation measures, existing phosphorus loadings can also be significantly reduced. It is therefore inappropriate to tightly draw the settlement boundary at Concraigie purely based on a presumption that development would increase phosphorus loading. This is reinforced by the recent granting of planning permission locally for developments including phosphorus mitigation measures, secured by Section 75 or appropriate planning conditions.</p>		

If the site is considered too expansive for the LDP period then would instead seek to maintain the extent of the settlement boundary as proposed in the draft Eastern Area Local Plan 2005 (S4_Doc_532).

Scottish Natural Heritage (05211/25/025): Update the Plan to reflect the outcome of the Habitats Regulations Appraisal (S4_Doc_152).

Craigie

Scottish Natural Heritage (05211/25/026): Update the Plan to reflect the outcomes of the Habitats Regulations Appraisal (pages 76-77) (S4_Doc_151).

Jim Willsher (00133/1/001) Support for the Plan.

Kirkmichael

Ron Crichton (00266/1/001): Existing scope for development is very limited. Many houses are second homes; the village needs more permanent residents to keep essential services and facilities running. Including this land (area to North east of village) (S4_Doc_053) would enable the village to survive and the Council to meet its own policies and obligations.

Douglas Nicholson (10365/1/001): Site (to south of village, on west bank of river) (S4_Doc_053) is within or immediately adjacent to existing village and is within easy walking distance of the many facilities. It would complement the village and fit with the landscape.

The Church of Scotland General Trustees (09167/8/001) Site (to east of A924) (S4_Doc_053) is considered to be effective.

Scottish Natural Heritage (05211/25/045): Update the Plan to reflect the outcome of the Habitats Regulations Appraisal (pages 78-79) (S4_Doc_153).

Kinloch

The Church of Scotland General Trustees (09167/6/001): Identify site for housing. (S4_Doc_052) Site is considered to be effective, has no constraints on ownership, access, not at risk of flooding. No contamination issues or deficiencies of infrastructure, no known archaeology or important ecological species. Development of this site would complement the surrounding village character and contribute to the LDP's wider growth strategy PAN 2/2010 (pages 16-18) (S4_Doc_533).

Scottish Natural Heritage (05211/25/027): Update the Plan to reflect the outcome of the Habitats Regulations Appraisal (pages 77-78) (S4_Doc_154).

Meikleour

Meikleour Trust (09023/2/001): Draw village boundary more loosely to allow modest infill development to take place to provide additional housing especially for those employed locally (S4_Doc_357).

Graham Juggins (00245/1/001): Amend wording in paragraph 9.14.1 to reflect the fact that the post office is now closed.

Modifications sought by those submitting representations:Bridge of Cally

Louise Rattray (09267/1/001): Amendment of village boundary to include the whole of site 212 as submitted to the MIR including the triangle at the northern end of the site (S4_Doc_358).

Concraigie

Snaigow Estates (09289/18/004): Concraigie settlement boundary should be extended to accommodate site on the submitted plan. (S4_Doc_058). Alternatively the settlement boundary as proposed in the draft Eastern Area Local Plan 2005 (map 11 page 76) (S4_Doc_532) should be used.

Scottish Natural Heritage (05211/25/025): Include either suggested mitigation measure Option A or Option B below:

Option A: Include the following text in the Spatial Strategy Considerations section (paragraph 9.9.2, Page 296):

'In order to ensure no adverse effects on the River Tay and Dunkeld-Blairgowrie Lochs Special Areas 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/Donavoured/East Haugh/Ballyoukan, Fortingall, Grantully/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 a 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'

Also 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 update the Spatial Strategy Considerations section (paragraph 9.9.2, page 296) to read:

‘Concraigie lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.’

Craigie

Scottish Natural Heritage (05211/25/026): Include either suggested mitigation measure Option A or Option B below:

Option A: Include the following text in the Spatial Strategy Considerations section (paragraph 9.10.2, Page 297):

‘In order to ensure no adverse effects on the River Tay and Dunkeld-Blairgowrie Lochs Special Areas 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 (05211/25/025) above for full text).

Also 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 update the Spatial Strategy Considerations section (paragraph 9.10.2, page 297) to read:

‘Craigie lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.’

Kirkmichael

Ron Crichton (00266/1/001): Extension of village boundary to include land on the north east side of the main street behind the existing buildings (S4_Doc_053).

Douglas Nicholson (10365/1/001): Extension of village boundary to the south (S4_Doc_053).

The Church of Scotland General Trustees (09167/8/001): Kirkmichael glebe should be included in the village plan as an allocated housing site (S4_Doc_053).

Scottish Natural Heritage (05211/25/045): Include either suggested mitigation measure Option A or Option B below:

Option A: Include the following text in the Spatial Strategy Considerations section (paragraph 9.13.2, page 300):

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

- *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 (05211/25/025) above for full text).
And, update the Spatial Strategy Considerations section (paragraph 9.13.2, page 300) to read:

‘Kirkmichael lies within the River Tay Catchment Areas; Policy EP15 sets out the relevant criteria for development within this area.’

Kinloch

The Church of Scotland General Trustees (09167/6/001): Inclusion of Kinloch Glebe in Kinloch settlement boundary as a site for housing development (S4_Doc_052).

Scottish Natural Heritage (05211/25/027): Include either suggested mitigation measure Option A or Option B below:

Option A: Include the following text in the Spatial Strategy Considerations section (paragraph 9.12.2, Page 299):

‘In order to ensure no adverse effects on the River Tay and Dunkeld-Blairgowrie Lochs Special Areas 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) (refer to representation (05211/25/025) above for full text).

Also 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 update the Spatial Strategy Considerations section (paragraph 9.12.2, page 299) to read:

‘Kinloch lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.’

Meikleour

Meikleour Trust (09023/2/001): Loosening of village boundary as shown on plan (S4_Doc_357)

Graham Juggins (00245/1/001) In paragraph 9.15.1 remove ‘and part time post office’.

Summary of responses (including reasons) by planning authority:

Bridge of Cally

Louise Rattray (09267/1/001): This site (S4_Doc_358) lies on the periphery of Bridge of Cally uphill from a cluster of houses; it is not adjacent to any public road. Access would be by way of a private track to the south west, or the track to the north east, neither is suitable as a residential access. Bridge of Cally has a very limited range of services, the Waste Water Treatment Works is a private system and any development of this site would need to meet the Scottish Environment Protection Agency’s licensing requirements. Allocation of this area would result in an unsustainable increase in traffic between the settlement and Blairgowrie, for services, facilities and employment. As the

site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process.

No modification is proposed to the Plan.

Concraigie

Snaigow Estates (09289/18/004): The boundary drawn around Concraigie has been drawn allow for a limited amount of development within the Plan period. The strategy is to limit development in the area due to environmental considerations, because the settlement lies within the Lunan Valley Catchment Area. Any development will therefore need to take full cognisance of the restrictive Lunan Valley Catchment Policy in respect of drainage (dealt with under schedule 4 number 17c). Concraigie is a very small settlement, and were it not within the Lunan Valley Catchment it would, in all probability, not have a settlement boundary, leaving any proposals to be judged against the Housing in the Countryside Policy (S4_Doc_418). The limited areas are considered to give adequate development possibilities for the Plan period, and if these can assist in the delivery of phosphate benefits because of the catchment wide policy, this is to be welcomed. A larger area is not required at this time.

No modification is proposed to the Plan.

Scottish Natural Heritage (05211/25/025): It is considered that by amending the Plan for to incorporate mitigation measures as set out in the Habitats Regulations Appraisal (Including Appropriate Assessment) (S4_Doc_152), in relation to Concraigie, 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_389) will apply; it would also set out what will be expected of them in making their 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 new Policy EP15, updates to Policy EP6 and some further text to be added to the Spatial Strategy Considerations section at paragraph 9.9.2) as it would result in the least amount of additional text and repetition in the Plan.

Craigie

Scottish Natural Heritage (05211/25/026): It is considered that by amending the Plan for to incorporate mitigation measures as set out in the Habitats Regulations Appraisal (Including Appropriate Assessment) (S4_Doc_151), in relation to Craigie, 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_389) will apply; it would also set out what will be expected of them in making their 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 new Policy EP15, updates to Policy EP6 and some further text to be added to the Spatial Strategy Considerations section at paragraph 9.10.2) as it would result in the least amount of additional text and repetition in the Plan.

Kirkmichael

Ron Crichton (00266/1/001); The Church of Scotland General Trustees (09167/8/001):

Both of these representations relate to a large area of land which lies to the immediate east of the village (S4_Doc_053), both include the Church Glebe land and Mr Crichton suggests an additional area also be included which lies to the rear of some of the properties on the A924. It is not clear how it is envisaged this site would be accessed; much of the site sits to the rear of existing properties along the A924. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process.

No modification is proposed to the Plan.

Douglas Nicholson (10365/1/001): A large part of the area suggested for inclusion in the village boundary (S4_Doc_053) lies within the 1:200 year flood risk area as identified on Scottish Environmental Protection Agency's indicative 1:200 year flood maps (S4_Doc_350). In the absence of a Flood Risk Assessment the Council would not consider this area as appropriate to consider for inclusion as a potential development area.

Both of the areas suggested for extension of the village of Kirkmichael are extensive. The village in recent years has seen an addition of 10 houses to the settlement in the shape of housing association development, which should be allowed a period for consolidation in the settlement. There are currently several small sites capable of providing small scale development in the village, and it is considered these are adequate for the Plan period. The suggested sites could result in development which would be out of scale with the village, to the detriment of its character. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process.

No modification is proposed to the Plan.

Scottish Natural Heritage (05211/25/045): It is considered that by amending the Plan for to incorporate mitigation measures as set out in the Habitats Regulations Appraisal (Including Appropriate Assessment) (S4_Doc_151), in relation to Kirkmichael, 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_389) will apply; it would also set out what will be expected of them in making their 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 new Policy EP15, updates to Policy EP6 and some further text to be added to the Spatial Strategy Considerations section at paragraph 9.13.2) as it would result in the least amount of additional text and repetition in the Plan.

Kinloch

The Church of Scotland General Trustees (09167/6/001): The area identified as a potential housing site (S4_Doc_052) for Kinloch is substantial in size in comparison to the size of the existing settlement. An expansion of this size would potentially completely alter the character of the settlement. The area itself is very important to the character of Kinloch. The boundary drawn around Kinloch has been drawn to allow for a limited amount of development within the Plan period. The strategy is to limit development in the area due to environmental considerations, because the settlement lies within the Lunan Valley Catchment Area. Any development will therefore need to take full cognisance of the restrictive Lunan Valley Catchment Policy in respect of drainage (dealt with under schedule 4 number 17c). The boundary drawn will allow for a small amount of

development in the settlement, which is considered to be proportionate to the size of the village and adequate for the Plan period. An expansion of the settlement boundary to include the area proposed by the Church of Scotland is considered to be out of scale for the village, and development of this size would not be in character. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process

No modification is proposed to the Plan.

Scottish Natural Heritage (05211/25/027): It is considered that by amending the Plan for to incorporate mitigation measures as set out in the Habitats Regulations Appraisal (Including Appropriate Assessment) (S4_Doc_154), in relation to Kinloch, 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 will apply; it would also set out what will be expected of them in making their 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 new Policy EP15, updates to Policy EP6 and some further text to be added to the Spatial Strategy Considerations section at paragraph 9.12.2) as it would result in the least amount of additional text and repetition in the Plan.

Meikleour

Meikleour Trust (09023/2/001): The additional areas suggested for inclusion within the Settlement boundary (S4_Doc_357) lie within the Conservation Area and have been excluded from the village envelope in order to protect the setting of the Conservation Area. Both the adopted Eastern Area Local Plan 1998 (page 58) (S4_Doc_534) and the draft Eastern Area Local plan 2005 (pages 90/91) (S4_Doc_535) included the areas identified north of the A894 as an area where there was a presumption against development for this reason. Of the two small areas to the south of the same road, the southern-most one is effectively land-locked however the site immediately adjacent to the road at the telephone exchange site has also been excluded from the village boundary as it lies immediately adjacent to a Historic Designed Landscape (Core_Doc_027).

No modification is proposed to the Plan, however, should the Reporter be so minded as to amend the boundary in the immediate vicinity of the telephone exchange, the Council would be comfortable with that suggestion as it has no implications for any other policies of the Plan.

Graham Juggins (00245/1/001): The comments are accepted, however they are of a minor factual nature and the Council would anticipate the suggested text be removed from paragraph 9.15.1.

If the Reporter is so minded the proposed removal of text would be acceptable to the Council.

Reporter's conclusions:

Bridge of Cally

1. The council's grounds for excluding the small triangle of land at the north east edge of the village from the settlement boundary are unclear. The same concerns would appear

to apply equally to the larger area of undeveloped land immediately to the south which is included within the boundary. The wider area lacks a public road access, and there are sound reasons for not allocating land for housing development in Bridge of Cally. However the small adjustment proposed to the settlement boundary, which would follow land ownership and physical boundaries, would not represent a commitment to residential development on the land. It should therefore be accepted.

Concraigie

2. Concraigie is a small hamlet in the countryside between Blairgowrie and Dunkeld, which lacks facilities apart from the Clunie Public Hall. Because the hamlet lies within the Lunan Valley Catchment Area further development is restricted to prevent any increase to the phosphorus levels of the adjacent Loch Clunie. The Proposed Plan identifies a tight settlement boundary which encompasses the main cluster of buildings in the hamlet.

3. The suggestion that a much wider boundary be drawn to enable further residential development around the hamlet runs counter to the aims of Policy EP6 to protect the nature conservation interest of the Lunan Valley Catchment Area, and Policy NE1A to avoid adversely affecting the integrity of the Special Area of Conservation. It is appropriate that the Proposed Plan applies a restrictive approach to development in such areas, to prevent phosphorus pollution of the lochs. The settlement boundary should not be extended therefore, and the mitigation measures set out in the Habitats Regulations Appraisal should be incorporated in the Proposed Plan.

Craigie

4. Craigie falls within the Lunan Valley Catchment Area, and it is appropriate that the mitigation measures set out in the Habitats Regulations Appraisal be incorporated in the Proposed Plan.

Kirkmichael

5. Kirkmichael is a small village beside the A924, around 17km north west of Blairgowrie. It has a good range of services, including a primary school, shop and community centre. The village has seen a measure of new development in recent years. The Proposed Plan does not allocate further sites for housing in Kirkmichael, but allows for small scale infill development within the settlement boundary, which should be sufficient for the needs of the community during the Plan period.

6. The land slopes up to the north east of the village, and it is unclear how the suggested housing sites on that side of the settlement could be satisfactorily accessed from the A924. The land in the valley floor to the south east of the village is liable to flood, and therefore appears to be unsuitable for housing in the absence of a flood risk assessment. The settlement boundary should not be modified to include either site, therefore, and Kirkmichael Glebe should not be allocated for housing.

7. However the Proposed Plan should be amended to incorporate the mitigation measures set out in the Habitats Regulations Appraisal.

Kinloch

8. Kinloch is a small hamlet with no amenities or services, within the Lunan Valley Catchment Area to the west of Blairgowrie. The Proposed Plan draws the settlement

boundary around the existing hamlet on the north side of the A923, and the caravan site (designated for tourism) to the south, and does not allocate any sites for housing.

9. The land at Kinloch Glebe is a substantial area (2.4 hectares) of grazing land to the east of the settlement boundary. A housing development of that scale would be out of keeping with the character of this small rural hamlet, and would be contrary to the policies of the Plan which seek to protect the Special Area of Conservation from unwarranted development. However the Proposed Plan should be modified to incorporate the mitigation measures set out in the Habitats Regulations Appraisal.

Meikleour

10. The majority of Meikleour is designated as a conservation area, so the Proposed Plan has drawn the settlement boundary closely around the village. To loosen the boundary as suggested would potentially harm the character and setting of the village. Development on the site next to the telephone exchange would entail the loss of trees in an area adjacent to a designed landscape. In any case there is already an existing housing site in the village, and an expansion of the settlement is not warranted during the Plan period.

11. It is open to the council to make a minor factual correction to the Plan to reflect the closure of the post office.

Reporter's recommendations:

Bridge of Cally

1. Adjust settlement boundary as shown on Schedule 4 document 358.

Concraigie, Craigie, Kirkmichael, Kinloch

2. 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/Donavoured/East Haugh/Ballyoukan, Fortingall, Grantully/Strathtay/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 a 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”

3. 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, but reference them (d) to (f).

Concraigie

4. Update the Spatial Strategy Considerations section (paragraph 9.9.2, page 296) to read: “*Concraigie lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.*”

Craigie

5. Update the Spatial Strategy Considerations section (paragraph 9.10.2, page 297) to read: “*Craigie lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.*”

Kirkmichael

6. Update the Spatial Strategy Considerations section (paragraph 9.13.2, page 300) to read: “*Kirkmichael lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.*”

Kinloch

7. Update the Spatial Strategy Considerations section (paragraph 9.12.2, page 299) to read: “*Kinloch lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas.*”