

## PERTH AND KINROSS COUNCIL

18 December 2013

**Local Development Plan Modification and Adoption****Report by Executive Director (Environment)**

This report and the associated appendices present the conclusions and recommended modifications arising out of the Examination of the Proposed Local Development Plan. It notes that, in the majority of cases, the Reporter accepted the Council's position as set out in the Plan, or in the responses to representations submitted for examination.

In addition, the report notes an assessment of the SEA implications and an update of the Habitats Regulations Appraisal Record which take into account the modifications made to the Proposed Local Development Plan.

The report recommends that the Council accepts all the recommended modifications plus the technical and consequential changes. The report also sets out the procedures required to modify and adopt the Plan.

**1. BACKGROUND**

- 1.1 The Proposed Local Development Plan sets out the strategy to guide future land use and development within Perth & Kinross up to 2024. The Proposed Plan contains policies and proposals covering the principal land use issues and sets out where new development should or should not happen. When adopted, the Perth & Kinross Local Development Plan will replace the six Local Plans covering the Council Area (excluding those parts within the National Parks).
- 1.2 The Council approved the Proposed Local Development Plan, for a period of representation, at its meeting on the 10 January 2012 (Report No12/5). Following on from this the representations received were considered and those that remained unresolved were reported to the Special Council Meeting of 23 January 2013 (Report No 13/18 refers). This meeting also considered the Council's proposed response to those representations. The Council agreed that the Proposed Plan along with the unresolved representations be submitted to Scottish Ministers for Examination.

**2. EXAMINATION**

- 2.1 The Proposed Plan was submitted to the Scottish Ministers on 15 February 2013 and, following the satisfactory consideration of the Council's Participation Statement, the Examination commenced on 25 March 2013. The Examination was undertaken by four independent persons (referred to as Reporters) appointed by Scottish Ministers, with the administration of the Examination process undertaken by the Government's Directorate for Planning and Environmental Appeals (DPEA). The full cost of the Examination is the responsibility of the Council and amounts to £103,121.36.

- 2.2 The Reporters have now completed their Examination of the Proposed Plan against the unresolved representations and the Council's submissions (as agreed at the Special Council meeting on 23 January 2013), and have outlined the modifications to be made to the Proposed Plan. Appendix 1 (attached) sets out in detail all of the modifications and changes made to the plan as proposed by the Reporters. Appendix 2, provided in electronic format, contains the full Examination Report and addendum. A copy is also available in the Members' Lounge.
- 2.3 The Reporters, in their Examination of the Proposed Plan considered all of the 46 groupings of issues arising from the unresolved representations. The Examination process included a series of unaccompanied site inspections. A total of 16 further information requests were submitted to the Council and other parties. Most sought clarification on site specific issues. The remainder related to issues covering economic development, tourism, contaminated land, airfield safeguarding, employment land, housing strategy and Loch Leven.
- 2.4 Under the new procedures for Examinations, the option to hold a hearing or a formal inquiry session is at the discretion of the Reporters. This is only held where they feel the need for further information or clarification. There was no requirement to hold a formal inquiry session and only one hearing session was held to explore issues surrounding the Perth West proposal. Having taken into account all of the information submitted to them, they have set out their conclusions and recommendations in relation to each of the issues in the Examination Report. This was delivered to the Council on 11 October 2013. It is worth noting that the Examination Report was submitted approximately one month ahead of the DPEA's original scheduled date.
- 2.5 The Examination report is largely binding on Planning Authorities - this is set out in the Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009. Regulation 2 states that authorities may only depart from recommendations that:
- “(a) would have the effect of making the LDP inconsistent with the National Planning Framework, or with any SDP or national park plan for the same area;
  - (b) Are incompatible with Part IVA of the Conservation (Natural Habitats etc.) Regs 1994; or
  - (c) Are based on conclusions that could not reasonably have been reached based on the evidence considered at the Examination

Criterion (c) is intended to relate to the possibility of clear errors (including factual errors) by the Reporter, but not to occasions where the Reporter has reached a different planning judgement from the planning authority.”

#### Key findings and modifications

- 2.6 To assist Members a series of summary sheets have been prepared for each of the Issues the Reporters looked at. These provide information on:

- The extent to which the Reporter's recommendations agreed with the Council's submission.
- Any requirement to update the Strategic Environmental Assessment and Habitats Regulations Appraisal .

Appendix 3 (attached) contains the summary sheets.

2.7 The following section provides an overview of some of the key conclusions reached by the Reporters and, where appropriate, discusses the implications of the modifications. It is worth noting that the majority of the Reporter's recommendations are in line with the Proposed Plan, or the suggested responses contained in the Council's submissions to the Examination. The more significant exceptions, where the Reporters recommend modifications which are not in line with the Council's position, are highlighted below.

### **Vision, objectives and strategy (Issues 1, 2, 20 and 46)**

2.8 In general, the Reporter is supportive of the Council's Vision, Objectives and Strategy making only minor modifications to aid clarity.

2.9 On the issue of Housing Land Supply, the Reporter is supportive of the Council's position in assuming a proportion of the overall supply will come from windfall sites. The Reporter also supported, in the Highland area, a proportion coming from small sites and this is welcomed. The Reporter is also unequivocal in accepting that the Plan meets its fundamental obligation to identify a generous supply of housing land noting, "there is no doubt there is a generous supply of housing land in each of the five local development areas".

2.10 Whilst acknowledging that it is not an exact science, and the lack of Government advice on the issue, the Reporter has been critical of the Council's lack of robust and up-to-date information on employment land need, demand and supply. Despite these concerns, the Reporter concluded that the Plan meets the requirements of Scottish Planning Policy and TAYplan and acknowledges that ensuring the provision of an adequate 5 year land supply can only be achieved by annual monitoring. The Council has already taken steps to rectify these issues and the 2013 Employment Land Audit was completed over the summer.

2.11 The Reporter noted and supported the TAYplan tiered approach to concentrate development on the principal settlements. This approach sought to direct the majority of allocations to the main settlements whilst allowing limited development in other areas. However, it is evident from the Reporters' consideration of the allocated sites in each of the sub areas that they have taken a stricter approach and have recommended removing a number of sites in the smaller settlements with limited services. Whilst the impact on overall numbers is limited, this does reduce choice in the housing land supply.

## **Policies (Issues 3-19)**

- 2.12 In general, the Reporters are supportive of the policies contained in the Plan. The majority of the recommended modifications add clarification and many were supported by the Council in its submissions to the Examination. This includes support expressed for the Affordable Housing, Infrastructure Contributions and Housing in the Countryside policies.
- 2.13 The Reporter was critical of Policy ED5 on Major Tourist Resorts, suggesting that by naming the five with the largest impact it was favouring one business venture over another. The recommended modification requires the removal of the list of resorts but does not amend the policy.
- 2.14 Policy NE1D on European Protected Species is recommended for deletion as the Reporter was of the opinion that this was better covered by policy NE3 Biodiversity. The Lunan Valley catchment area policy EP6 is significantly modified to bring it in line with the Loch Leven Policies. The Council indicated its support for both of these changes.
- 2.15 Looking at the Landscape Protection policy, the Reporter supported the Council's approach to landscape protection and the provision of Supplementary Guidance. The Reporter did note it was unfortunate the Supplementary Guidance was not available but in the response to the suggestion that the existing Areas of Great Landscape Value are retained he noted that:-
- “it is considered that Policy ER6 provides a far better framework for managing the landscape in the superseded AGLVs than Policy 54 in the Kinross Area Local Plan 2004.”
- 2.16 Four new policies have been recommended to be added to the Plan. Firstly, a policy to presume against development outwith defined settlement boundaries. Although the Council did not support this change, this policy is similar to that contained in the current Kinross Area Local Plan and raises no issues. The Reporter is also recommending two new policies to protect the Tay Special Area of Conservation and carbon rich soils. The Council had indicated that it had no objection to the addition of either policy. Finally, an additional retail policy is recommended to provide a framework for assessing the relaxation of planning obligations restricting the range of goods which can be sold from retail units. Although it might be considered that this issue could be covered by the current framework of retail policies, the clarity provided by the new policy is welcomed.
- 2.17 The Reporter has recognised the importance of the Binn Farm strategic development site and recommended that Supplementary Guidance is prepared for this facility. This accords with the Council's response to the Examination.

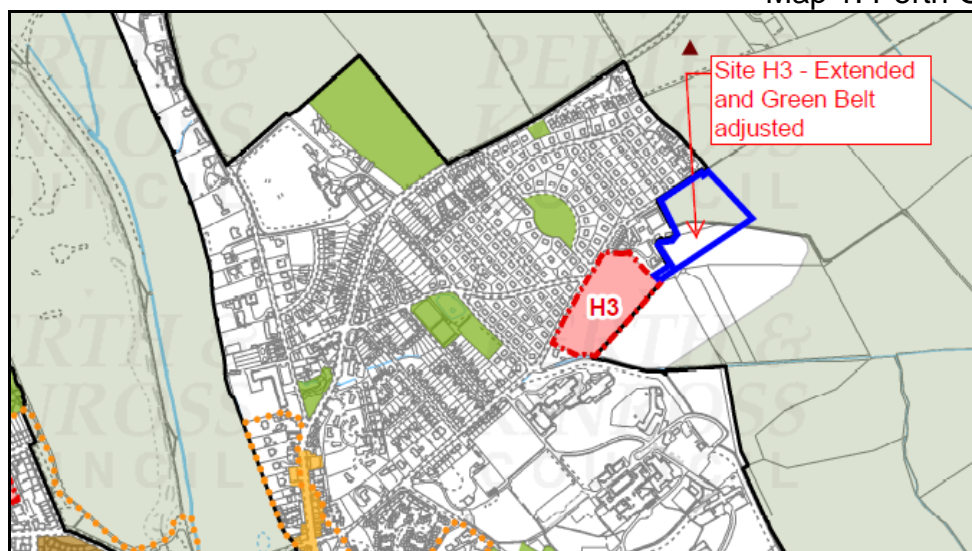
## Perth Area (Issues 21- 27)

### 2.18 **Green Belt** – The Reporter has taken a very robust view of the Greenbelt Policy indicating-

“there is no justification for permitting houses within the green belt under the proposed housing in the countryside policy, as the objectives of green belt designation justify a significantly greater degree of control over such forms of development and any economic or social benefits of permitting additional development would be outweighed by the harm to the integrity and effectiveness of the green belt that such development would cause.”

### 2.19 The proposed green belt boundaries have also been supported with only one modification to the boundary in the Gannochy area. This follows the Council’s suggested approach as set out in its responses. Although the Council indicated a willingness for the boundary to be amended around Scone and Pitcaringreen in its responses to representations, the Reporter chose not to recommend any further modification to the boundary. He did, however recognise, particularly in the case of Scone that a future Plan may review the boundary.

Map 1: Perth Greenbelt



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971.

### 2.20 The Reporter agreed with the Council’s response that the field to the east of St Mary’s Monastery should remain in the green belt noting that “the field appears as part of the surrounding countryside rather than the built up area.” It was noted that although planning permission has been granted to develop this land, as a form of enabling development, the permission has yet to be implemented. In the event that alternative enablement proposals were submitted which required a new planning application, the benefits of securing the refurbishment of the monastery buildings would be a material consideration to weigh against the site’s green belt status.

- 2.21 **Transport Infrastructure** - The Reporter was supportive of the Council's policies and approach to the strategic transport infrastructure including the Cross Tay Link Road (CTLR) and the A9/A85 Junction improvements. He noted there was no evidence to dispute the Council's conclusion that significant improvements to transport infrastructure will be essential if the significant level of growth is to take place without unacceptable traffic congestion and air quality implications. The Reporter did note that there was no guarantee that the CTLR would be delivered before 2024, and as a result, this influenced his decisions on the effectiveness of the housing land supply. In particular, he concluded the contributions from the A93/94 corridor were likely to be limited.
- 2.22 He also supported the terms of the development embargo on both the A85 and A93/94 corridors and the policy on developer contributions towards transport infrastructure. Overall, there were no modifications in relation to transport infrastructure.
- 2.23 **Strategic Sites** – The Reporter considered not just the suitability of the three strategic sites but also their ability to deliver effective housing land during the life of the Plan. In this respect, the delivery of transport infrastructure was a key issue. The Reporter acknowledged that the A9/A85 junction with a link to Bertha Park was a committed project, but as noted above did not feel there was the same level of confidence that the CTLR would be completed before 2024.
- 2.24 With regard to the new junction onto the A9 to serve **Perth West (H70)** he concluded that the proposal had not been tested sufficiently (both in terms of the environmental impact and community consultation requirements) to allow Perth West (H70) to be fully incorporated into the Plan. As a consequence, the Reporter recommended the Perth West site be limited to its northern section, adjacent to the Crieff Road with a maximum of 550 houses. In his conclusions, the Reporter gave consideration to the future potential of the wider Perth West site, as identified in the Proposed Plan. He noted that planning permission might be granted for an access to the site. A Proposal of Application Notice has recently been submitted and Transport Scotland is agreeable to the principle of development. The submission of a planning application would also provide the opportunity for community engagement, which has been absent to date, and would enable the full range of environmental assessment to be carried out. The Reporter clearly feels that this site may still have development potential and recommends that the remainder of Perth West be excluded from the green belt but included within the settlement boundary so as to preserve its development potential. Clearly the Examination Report leaves it open for the Perth West development to come forward through a planning application, as being within the settlement boundary, the Residential Areas policy (RD1) would apply. The major landowners at H70 were concerned that whilst stated in his conclusions, the Reporters recommended modifications didn't make it clear that the wider Perth West site could be progressed as a planning application. Clarification has been sought on this matter and the Reporter has agreed the addition of the following text which the major landowners appear to be content with:

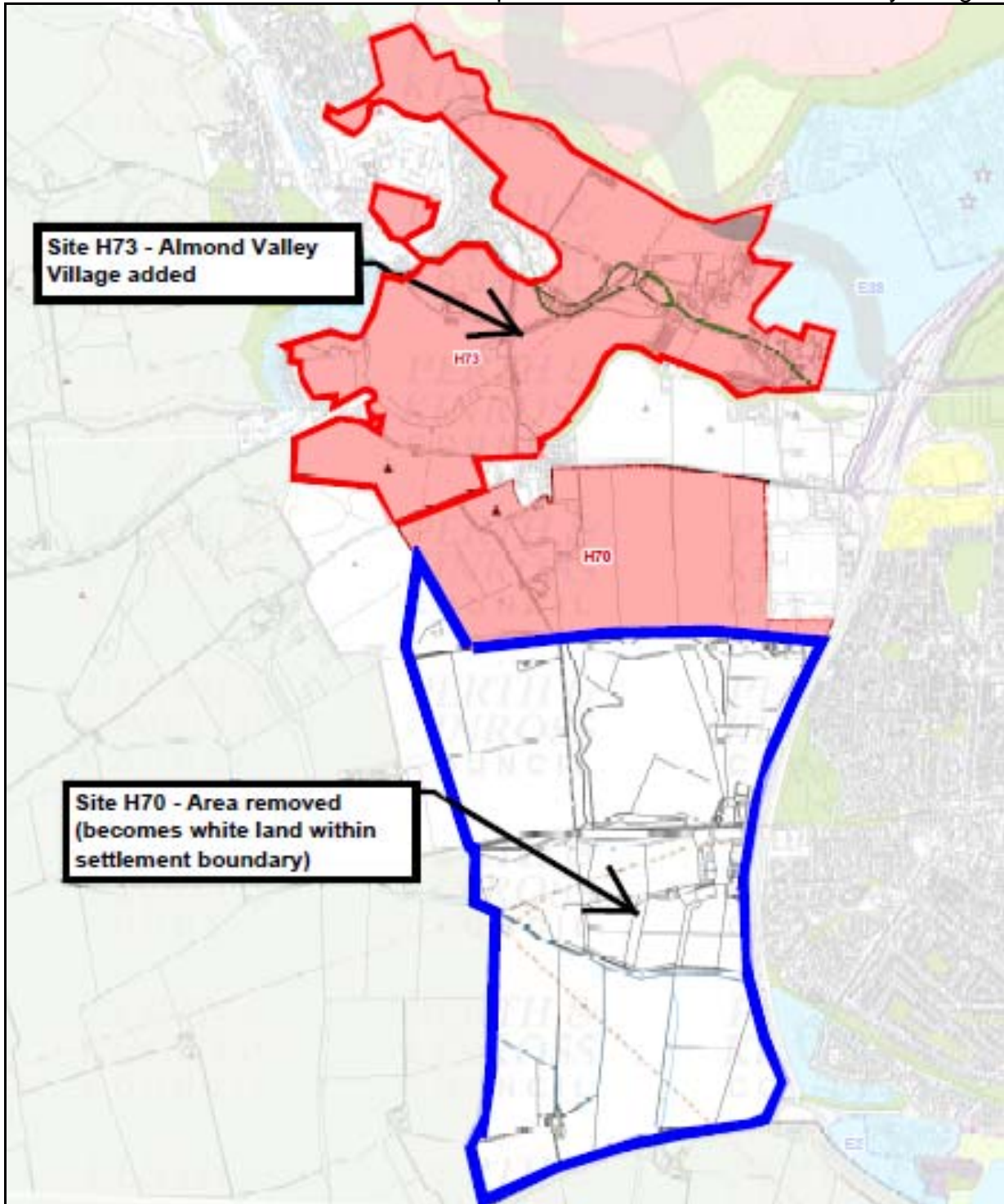
“The area of white land to the south of H70 is excluded from the Green Belt and included within the settlement boundary so as to preserve its development potential, which could come forward through a planning application during the Plan period”.

- 2.25 There would be a requirement for all the technical and environmental issues to be resolved, through the development of an integrated master plan for the entire site, and tested through a planning application and its appropriate environmental assessment process.
- 2.26 In relation to **Bertha Park (H7)** the Reporter recommended minor modifications to the developer requirements but accepted that the first phase of this site was effective as set out in the Proposed Plan.
- 2.27 Having concluded that the Perth West site should be reduced and could only be relied upon to deliver 550 houses within the Plan period and that only 100 houses would be delivered in north Scone, the Reporter needed to address the consequent shortfall in housing numbers. This may have influenced his decision to recommend the inclusion of the **Almond Valley** proposal. The Reporter was content that the site was deliverable, that appropriate infrastructure was already in the planning stage and for this, he commends the Council’s approach. He has also recognised the advantages of the landscape setting and indicated that whilst acknowledging the significant local opposition he feels the existence of that base may be an asset. In this respect he stated:-

“In landscape impact terms and in terms of how successfully new development could be integrated with existing community infrastructure, Almond Valley Village has much to commend it. The apparent disadvantage of having significant numbers of residential neighbours is in fact an advantage of this site in those terms.”

- 2.28 The Reporter’s recommended boundary for the Almond Valley site is as per the previous planning application and includes 5 significant areas of land outwith the previous Local Plan site. Although the size of the site has increased in relation to that identified in the Adopted Perth Area Local Plan, the Reporter has not increased the numbers. There is no indication that the Reporter would intend that this land be developed but it is clear the entire site is incorporated in any planning application and associated master plan.

Map 2: Perth West and Almond Valley Village



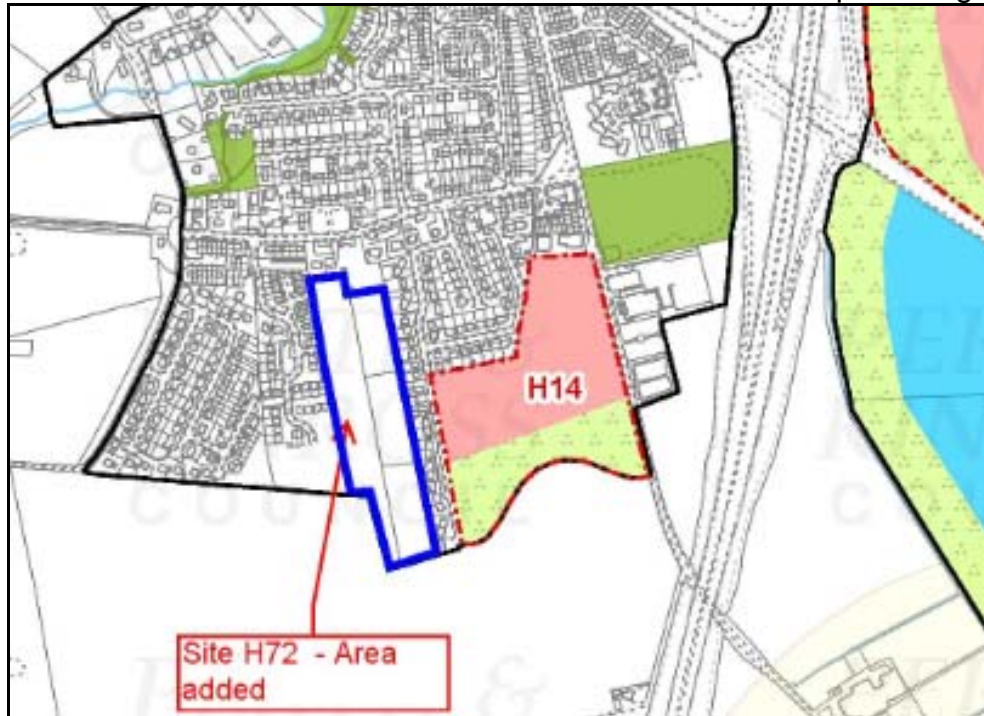
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971. ↑

2.29 In both **Luncarty (H27)** and **Stanley (H30-34)**, the Reporter increased the number of units permitted before 2024 by 100 for each settlement. This did not increase the total output of the sites, only the potential rate of development. Local knowledge of market conditions, even in more buoyant times, suggests the delivery rate may be ambitious.



2.30 In Bridge of Earn, the Reporter has recommended that a new site is added for 70 houses in the Kintillo area. The Council response noted that this site was already within the settlement boundary which allowed the flexibility for it to come forward.

Map 3: Bridge of Earn



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971.



2.31 **Small Villages** - As is discussed above, the Reporters have placed great emphasis on the strategy set out in TAYplan of concentrating development in the Perth Core. As a consequence, they have therefore recommended **removal of** a number of housing sites from the outlying villages. These are in the following locations:

- Abernethy site H8 for 16 houses, site H10 for 50 houses and site H11 for 50 houses.
- Burrelton site H16 for 100 houses
- Clathymore site H19 for 16 houses
- Forgandenny site H22 for 30 houses
- Longforgan site H25 and H26 for 75 houses.(Dundee Housing market area)
- Wolfhill H35 for 24 houses but an existing consent exists for 12 houses

2.32 The total number of houses removed from these settlements is 349 and the effect of this will be to reduce choice and flexibility in the housing market area.

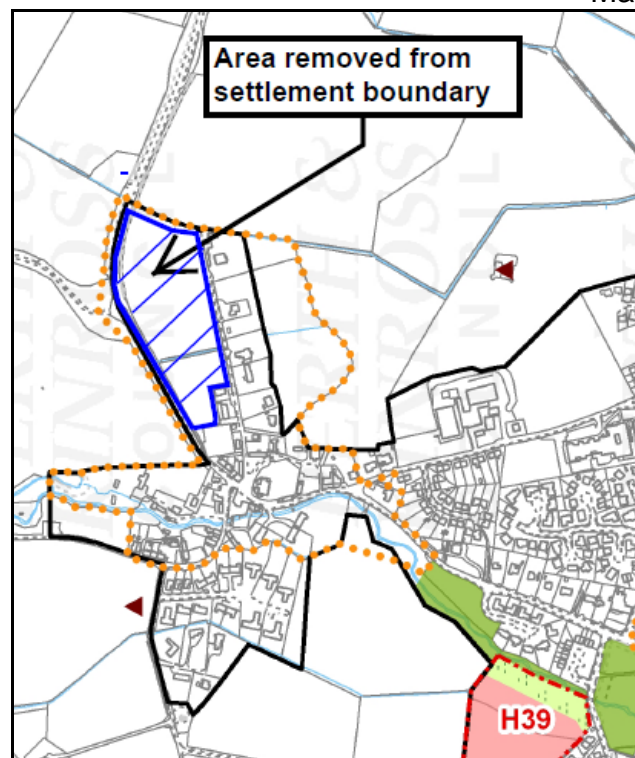
## Highland Area (Issues 28 - 30)

2.33 As indicated above, the Reporter's acceptance that a proportion of the housing land supply would come from windfall sites (10%) and small sites (15%) is to be welcomed. In the Highland area, due to the combined effect of topography and flooding, there are extremely limited options to identify opportunities for further large sites.

2.34 In the majority of cases, the Reporter accepted the Council's position, either as set out in the Proposed Plan or in its responses to representations. These resulted in minor changes to the boundaries or developer requirements. The more significant changes were:-

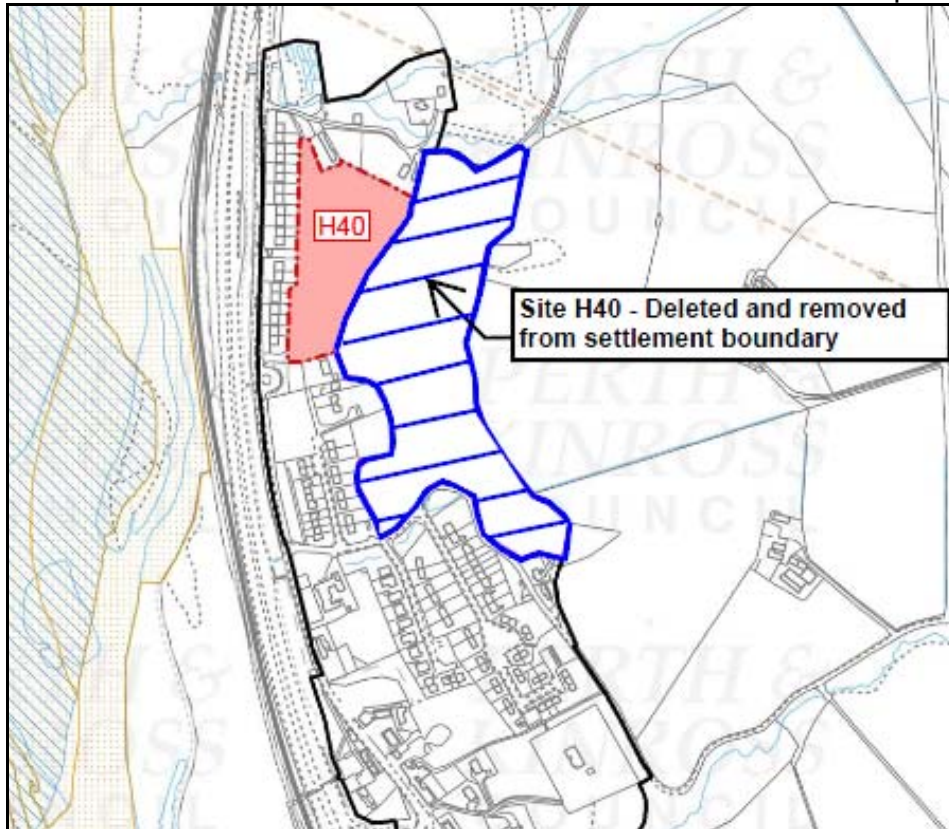
- The deletion of the open space designation on a site at Moness Hotel, Aberfeldy. The site already possesses planning permission for staff accommodation
- The removal from the settlement boundary of a small area to the north of Moulin, due to the potential impact on the Conservation Area
- The reduction in size of a housing site (H40) and deletion of an employment site (E11) at Ballinluig
- The removal of a non-effective 20 house site in Fearnan (H41)
- The deletion of an non-effective 20 house site (H43) and a small employment site (E15) in Kinloch Rannoch
- The removal of a 20 house site due to flooding concerns in Murthly (H44)

Map 4: Moulin, Pitlochry



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971.





Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971.

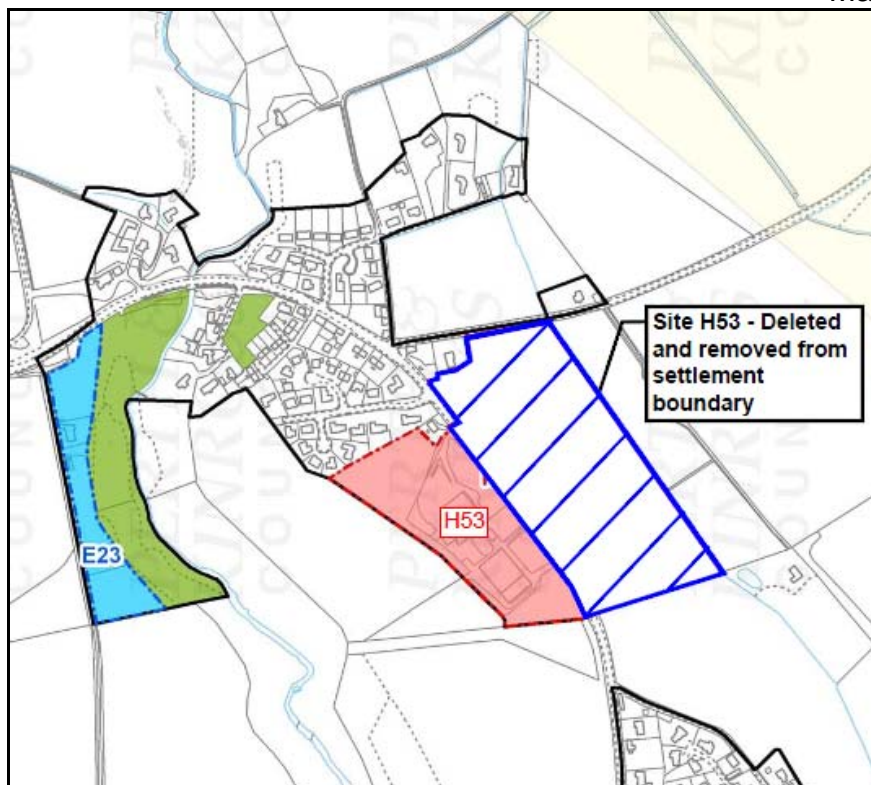


### Kinross Area (Issues 31 - 36)

- 2.35 **Employment Land and Turfhill** – The Reporter found the Turfhill area to be divorced from the urban area and part of the countryside setting of Kinross. As a consequence, he proposes the Plan is modified to exclude Turfhill from the settlement boundary and delete the two employment sites (E17 & E36). In addition, the Reporter recommends the deletion of four opportunity sites which may have provided employment opportunities (Op 10, 13, 17 and 18). Op 10 is proposed for deletion due to its open space value and the others due to uncertainty over potential flood risk. With significant uncertainty over the effectiveness of other sites in the Kinross/Milnathort area, this is an issue which may need to be addressed in advance of the first review of the Plan.
- 2.36 The Reporter largely supported the Council's submissions to the Examination recommending a number of modifications to developer requirements and housing numbers. In particular, housing site H46 was recommended to be removed. The Reporter also adopted the Council's suggestion that the housing land lost in H46 could be replaced on the High School Site Op12 as the sale has progressed and housing is the likely use. The Reporter did not, however, adopt the Council's suggestion that the housing land supply could be further augmented by allowing part of Op15, the new primary school site, to be allocated for housing.

- 2.37 The Reporter did acknowledge that the site is larger than required for the school but indicated that the option of housing had not been explored at the Main Issues Report stage. This may require to be looked at again in the first review of the Plan.
- 2.38 Outwith the main settlements, the major recommended changes are the significant reduction in the Powmill housing site (H53) from 120 houses to 30. This again reflects the Reporters stricter approach to concentrating development in the main settlements. There is, however, some concern that the smaller scale of development will not be viable when infrastructure costs are taken into account. Further discussions will be required on this with Scottish Water to inform the Action Programme.

Map 6: Powmill

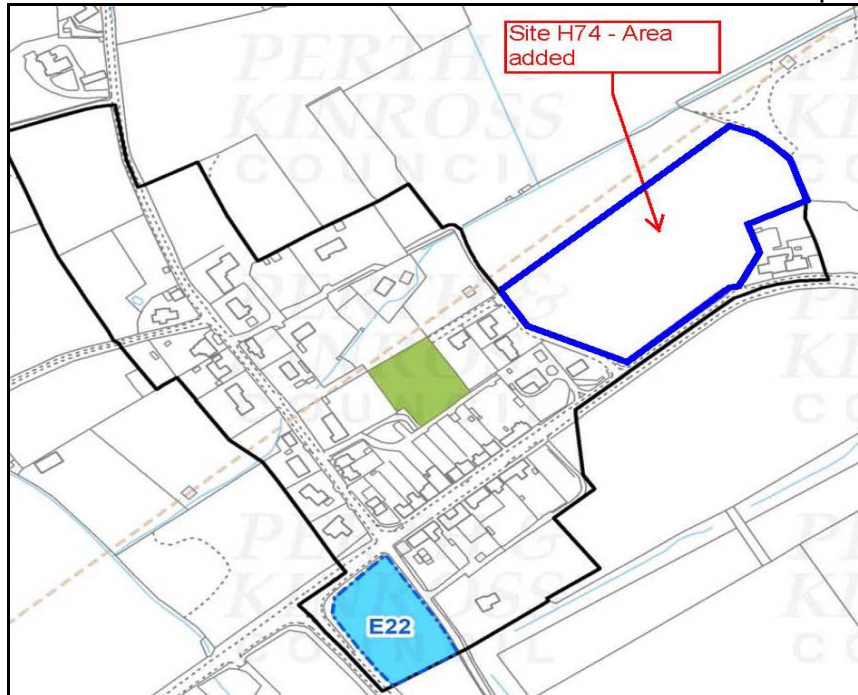


Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971.



- 2.39 In Blairingone, the Reporter accepts the Council's suggestion that an area within the settlement boundary should be identified for housing. He did, however, agree with the view that it should not be counted in the effective supply due to doubts over ground conditions

Map 7: Blairingone



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971.

2.40 Additional text is also proposed for the Blairingone settlement to indicate the Council will support further traffic mitigation along the A977 and examine the need for a by-pass. Again this is in line with the Council’s submission.

**Strathearn Area (Issues 37 - 40)**

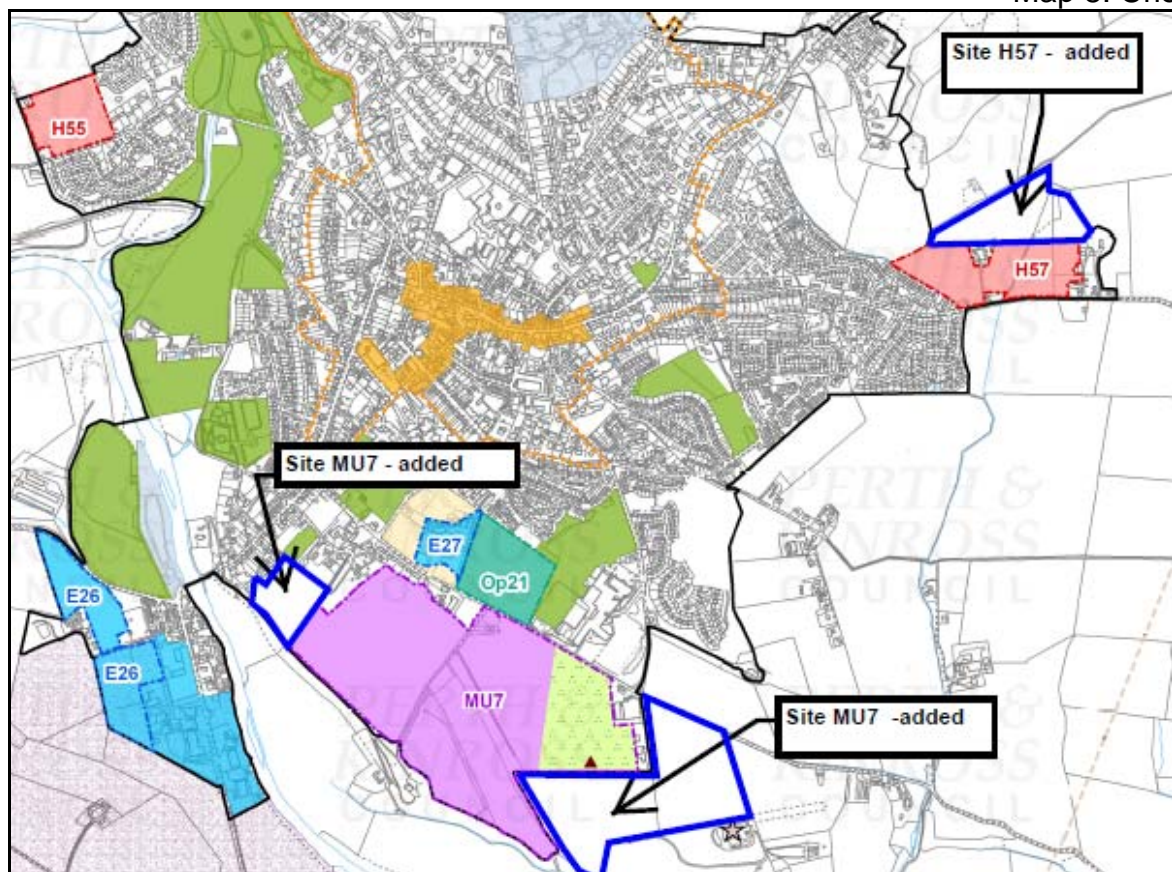
2.41 The Reporter agreed with the proposal in the Plan to move the Auchterarder employment land allocation to a flatter and more accessible site. The provision of this land is linked to the planning obligations in association with the major housing expansion of the town. Elsewhere in the town, there are minor changes to boundaries recommended; these are in accordance with the Council’s submissions. The identification of Ruthvenvale Mill as employment land has not been supported by the Reporter, who recommends it should fall within the settlement boundary zoning but does not suggest it is allocated for housing.

2.42 The Reporter has recommended the removal of the northern section of employment site E26 in the south of Crieff due to its topography and proximity to residential properties. With the remainder of this site retained and two additional employment sites in Crieff, this will not present a problem during the lifetime of the Plan.

2.43 The Reporter recommends the removal of the housing site at Laggan Road (H55) due to concerns about the capacity in the roads system in the area. The Plan had already acknowledged this was an issue and restricted the development to a maximum of 50 houses.

- 2.44 The houses lost on this site have been compensated for by the recommended expansion of a housing site at Wester Tomaknock (H57). This is despite the Reporter recognising that this constituted a “significant incursion into the open countryside in an area of high landscape value”. This is justified by acknowledging this applies to much of the periphery of Crieff.
- 2.45 The Reporter has also recommended a significant expansion to the major mixed use site to the south of the town at Broich Road (MU7). The total number of houses proposed for this site has not been increased but it is indicated that the proposed master plan should address this issue. Initial indication would suggest that much of the expanded site may be constrained by archaeology and the proximity to the Council’s recycling site, however, it is likely that this site will be able to accommodate more than the 300 houses envisaged in the Plan.

Map 8: Crieff



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2011). All rights reserved. Ordnance Survey Licence number 100016971. ↑

- 2.46 In Comrie, the Reporter has found favour with the Council’s proposed housing site H58 noting it is “relatively modest” over the Plan period. A further change in the village is the removal of an employment land zoning on land to the east of the village, this was not opposed by the Council in its submission.

### **Strathmore and the Glens Area (Issues 41 - 45)**

- 2.47 Overall, the Strathmore and the Glens Area has perhaps the least significant change proposed.
- 2.48 A range of minor modifications are recommended and in only three instances did the Reporter vary from the Council's responses. The variations are a minor boundary change to Bridge of Cally and the removal of two small housing sites in Ardler (H66) and Carsie (H67). The removal of the two housing sites reflects the concentration of development on the principal settlements discussed above. In the case of the Council owned site at Carsie, it is disappointing as this site had been identified as a potential site for Council house building.
- 2.49 There were no proposed modifications for Alyth and only minor changes in Blairgowrie. With the Council's strategy for the Rosemount and Rattray areas being fully supported. The Council's approach to the extension of Welton Road with an integrated economic development and housing proposal was recognised as an "innovative solution". In Coupar Angus, and in line with the Council's submissions, the housing site on the eastern approach to the town saw a minor boundary change. In addition, the Reporter agreed with the Council that it would be appropriate to protect the line of a future by-pass of the Queen Street bottleneck whilst noting that it would not be built during the life of the Plan.

### **3. MODIFICATION OF THE PROPOSED LOCAL DEVELOPMENT PLAN**

- 3.1 As noted above the DPEA submitted their Examination Report to the Council on 11 October 2013. The legislation obliges the Council publish the modifications to the Proposed LDP within three months of receipt of the Examination Report.
- 3.2 Having examined the full report (Appendix 2), officers identified a number of areas where it was not entirely clear how the Reporter intended the Plan to be modified. In addition, there were some areas where the proposed modifications resulted in a requirement for consequential changes which had not been anticipated by the Reporter. To address these issues a series of questions seeking clarification was submitted to the DPEA. This was felt necessary as the legislation allows very limited scope for the Council to depart from the Reporter's recommendations. The responses to these questions helped clarify the required modifications and all the proposed modifications have the agreement of the Reporters. An addendum to the Examination Report has been prepared to take account of these clarifications and included within Appendix 2.
- 3.3 The Council is also allowed to make consequential changes arising out of the Reporter's recommendations and minor modifications to reflect technical and drafting errors.

3.4 This report recommends that the Reporters' recommendations are accepted in full. The only variations are of a minor technical nature or to aid clarity. All variations have been agreed with the DPEA. The full list of modifications including consequential changes and the minor technical and drafting modifications is set out in Appendix 1.

3.5 As well as publishing this full list of modifications, the Council is required to prepare a copy of the Proposed Plan as Modified. This is contained in Appendix 4, provided in electronic format. A copy is also available in the Members Lounge.

#### **4. ENVIRONMENTAL REPORT AND HABITAT REGULATIONS APPRAISAL**

4.1 A Strategic Environmental Assessment (SEA) was undertaken at the Main Issues Report stage. Where the assessment identified significant adverse environmental effects (following consultation with Scottish Natural Heritage, Scottish Environment Protection Agency, Historic Scotland and the public) this led to amendments to the Proposed Plan or mitigation measures being incorporated to minimise identified impacts. Appendix 5, provided in electronic format, contains the SEA Post Modification Assessment. A copy is also available in the Members Lounge.

4.2 Having considered the Reporters' modifications and the Environmental Report, it is considered that no modifications are likely to have significant effects on the environment when considering the overall effects of the Proposed Plan. Following adoption of the Local Development Plan, the Environmental Report will be finalised and a post adoption Strategic Environmental Assessment Statement will be published setting out how the findings in the Environmental Assessment were taken into account during the preparation of the Proposed Plan.

4.3 The Draft Habitats Regulations Appraisal (HRA) Record was prepared along with the Proposed Plan. The Reporters' modifications to the Proposed Plan have been screened and assessed and it is concluded that these are not likely to have a significant effect on a European Site and the assessment has been submitted to Scottish Natural Heritage. Appendix 6, provided in electronic format, contains the Draft HRA Post Modification Assessment. A copy is also available in the Members Lounge.

#### **5. ADOPTION OF THE PROPOSED LOCAL DEVELOPMENT PLAN**

5.1 In order to formally adopt the Proposed Plan, a further series of procedures and notifications require to be carried out. These include:-

- Publish and place on deposit the modifications and a copy of the Plan as modified
- Notifying people who made representations
- Publish a notice of the intention to adopt the Plan
- Send to Scottish Ministers the modifications and the Proposed Plan as modified.



- 5.2 It should be noted that there is no opportunity in the legislation for representations to be submitted in relation to the modifications to the Plan. After 28 days, the Proposed Plan can be adopted, unless the Council is directed not to by Scottish Ministers.
- 5.3 The Scottish Ministers are only likely to issue a direction where a Planning Authority fails to follow the modifications recommended by the Reporters. Following the adoption, there is a 6 week period in which a legal challenge can be made to the Plan.

## **6. ACTION PROGRAMME**

- 6.1 There is a requirement to publish an Action Programme within three months of the Proposed Plan being constituted and adopted. This document will set out how the proposals and policies contained in the Local Development Plan will be monitored and delivered. The Action Programme includes timescales for the delivery of key infrastructure and will be reviewed regularly taking into account changing circumstances. The draft Action Programme was approved by the Council along with the Proposed Plan.

## **7. CONCLUSION AND RECOMMENDATION(S)**

- 7.1 The Proposed Local Development Plan has completed an independent examination. The majority of the recommendations emerging from that process are in accordance with the Council's position as expressed in the Proposed Plan or the series of Schedule 4 documents submitted in response to unresolved representations. Some of the recommendations are not in line with the Council's wishes, nor in some cases that of local communities. The opportunities for the Council to deviate from the Reporters recommended modifications is, however, extremely limited and set by criteria outlined in legislation. An assessment of the modifications against these criteria has been made and it is considered that all modifications are required to be made in order for the Council to adopt the Proposed Plan. The Plan as modified is attached to this report contained in Appendix 4, provided in an electronic format.
- 7.2 It is recommended that the Council:
- i) Notes the contents of the Examination Report on the Proposed Local Development Plan
  - ii) Notes the findings of the Strategic Environmental Assessment and its subsequent assessment of the implications of the modifications
  - iii) Notes the findings of the Habitats Regulations Appraisal and its subsequent assessment of the implications of the modifications
  - iv) Agrees to make the modifications recommended in the Examination Report to the Proposed Local Development Plan,
  - v) Remits to the Executive Director (Environment) to make further minor technical and consequential modifications to the Plan as required to improve presentation and ensure consistency

- vi) Remits the Executive Director (Environment) to notify the Scottish Ministers of the Council's intention to adopt the Proposed Local Development Plan as modified
- vii) Agrees to the adoption of the Proposed Local Development Plan following completion of the relevant pre-adoption statutory procedures
- viii) Remits to the Executive Director (Environment) to report to the Enterprise and Infrastructure Committee of 26 March 2014, the updated Action Programme and the Strategic Environmental Assessment Post Adoption Statement.

**Author(s)**

<b>Name</b>	<b>Designation</b>	<b>Contact Details</b>
Peter Marshall	Strategy & Policy Manager	01738 475384 <a href="mailto:pjmarshall@pkc.gov.uk">pjmarshall@pkc.gov.uk</a>

**Approved**

<b>Name</b>	<b>Designation</b>	<b>Date</b>
Jim Valentine	Executive Director (Environment)	9 December 2013

If you or someone you know would like a copy of this document in another language or format, (On occasion only, a summary of the document will be provided in translation), this can be arranged by contacting  
the Customer Service Centre  
on  
01738 475000

## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan / Single Outcome Agreement	<b>Yes</b>
Corporate Plan	<b>Yes</b>
<b>Resource Implications</b>	
Financial	<b>Yes</b>
Workforce	<b>No</b>
Asset Management (land, property, IST)	<b>No</b>
<b>Assessments</b>	
Equality Impact Assessment	<b>Yes</b>
Strategic Environmental Assessment	<b>Yes</b>
Sustainability (community, economic, environmental)	<b>Yes</b>
Legal and Governance	<b>Yes</b>
Risk	<b>No</b>
<b>Consultation</b>	
Internal	<b>Yes</b>
External	<b>Yes</b>
<b>Communication</b>	
Communications Plan	<b>Yes</b>

### 1. Strategic Implications

#### Community Plan / Single Outcome Agreement

1.1 The LDP contributed to all of the Perth and Kinross Community Plan / Single Outcome Agreement priorities:

- (i) Giving every child the best start in life
- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

#### Corporate Plan

1.2 The LDP contributed to the achievement of all of the Council's Corporate Plan Priorities:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

## **2. Resource Implications**

### Financial

- 2.1 The cost of completing the statutory procedures and re-printing the Plan can be contained in the Planning & Regeneration revenue budget.

### Workforce

- 2.2 None

### Asset Management (land, property, IT)

- 2.3 None.

## **3. Assessments**

### Equality Impact Assessment

- 3.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and disability and other relevant protected characteristics. This has been carried out at each stage in the Plan process and supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.
- 3.2 The EqIA for the Proposed Plan remains relevant as there are no significant modifications in respect of any of the issues identified as relevant in the original assessment. This assessment concluded that the function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- i) Assessed as relevant and the following positive outcomes expected following implementation:
- Policy RD4 Affordable Housing and corresponding Supplementary Guidance seeks to ensure that there is adequate provision of affordable housing throughout the Council area to meet the housing needs of the local population.
  - Policy RD5 Gypsies/Travellers' Sites - recognises the need for provision of sites and facilities for this community and seeks to ensure this is implemented within the Council area.
  - Policy RD6 Particular Needs Housing & Accommodation – recognises that there are varying needs within the population in terms of accommodation type.
- 3.3 The LDPs primary function is a land use document to guide development in the right places and protect areas from inappropriate development. The implementation of the Plan is not determined by a person's race, gender, disability or any other protected characteristic and therefore the impact of the Plan should have a positive (as indicated in the promotion of the above policies) or neutral impact on the population in terms of equality.

### Strategic Environmental Assessment

- 3.4 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.5 The Strategic Environmental Assessment was completed and Environmental Report and its addendums were prepared during the preparation of the Plan. Screening has determined that there is unlikely to be significant environmental effects in relation to the proposed modifications and it is therefore exempt and the Consultation Authorities have been notified.

### Sustainability

- 3.6 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. In terms of the Climate Change Act, the Council has a general duty to demonstrate its commitment to sustainability and the community, environmental and economic impacts of its actions. One of the central themes of the Local Development Plan is to contribute to Sustainable Development and the modifications to the Plan have been examined by Reporters appointed by the Scottish Ministers.

### Legal and Governance

- 3.7 Legal Services have contributed to the interpretation of the relevant legislation contained in this report.

### Risk

- 3.8 None

## **4. Consultation**

### Internal

- 4.1 The Executive Officer Team and Legal Services have been consulted in the preparation of this report.

### External

- 4.2 Tactran – no comment

## **5. Communication**

- 5.1 The procedures to be adopted by the Council in association with this report are defined by statute. In addition to those procedures the Council will issue press releases in association with the key stages as noted below:
- Publication of this Report
  - Publication of modifications and notice of intention to adopt the Plan
  - Adoption of the Plan

## 2. BACKGROUND PAPERS

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above report. Supporting Documents.

- Local Development Plan Environmental Report
- Local Development Plan Environmental Report – Addendum 2
- Habitats Regulations Appraisal and Appropriate Assessment
- Report to council on the Proposed Plan 10 January 2012
- Report to council on the Proposed Plan 23 January 2013
- Planning Circular 1/09: Development Planning
- Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009
- Town and Country Planning (Scotland) Act 1997 as amended
- The Town and Country Planning (Development Planning) (Scotland) Regulations 2008
- EQIA for the Proposed Plan

## 3. APPENDICES

- Appendix 1: List of Modifications
- Appendix 2: DPEA Examination Report with addendum (**electronic**)
- Appendix 3: Summary Sheets
- Appendix 4: Proposed Plan as Modified (**electronic**)
- Appendix 5: Strategic Environmental Assessment Post Modification Assessment (**electronic**)
- Appendix 6: Draft Habitats Regulations Appraisal Post Modification Assessment (**electronic**)

**LIST OF MODIFICATIONS**

**Reporter's recommendations and consequential changes**

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
<b>Vision, Strategy and Policies</b>			
1	4	1. Add the following sentence to section 2.2: <i>'We want to put a Plan in place that will enable us to live a Zero Waste lifestyle, maximising the value from waste resources.'</i>	None
2	14	1. Add a new paragraph 2.4.15 under the subheading "Use of resources" to read as follows: <i>"Use of resources 2.4.15 Agricultural land provides an important role in food and other resource production. The quality of such land is graded according to its value, and that which is recognised to be of the highest quality requires to be protected from redevelopment unless there is no alternative."</i>	None
2	14	2. Add a new paragraph 2.4.16 under the new "Use of resources" subheading to read as follows: <i>"2.4.16 In order to address potential energy scarcity issues in the future, development needs to be located and designed in a way that maximises energy efficiency. The benefit of development which delivers more secure and diverse energy supplies will also need to be recognised."</i>	None
2	15	3. Add to the end of paragraph 2.4.6 the following sentence: <i>"The projected increase in the average age of our population will require new homes and services to be appropriately located and will have implications for the design of new development."</i>	None
2	15	4. Replace paragraph 2.4.8 with paragraph 3.2.12 from the Main Issues Report, which reads as follows: <i>"The land use planning system has to be prepared to respond to any economic upturn and ensure that the lack of effective housing land does not become a constraint on general economic recovery. Should the planning system be unable to respond to economic recovery through a lack of identified effective housing land supply, there would be pressure to release housing land through ad-hoc decisions. This presents the possibility that the decision making process would respond primarily to the housing land shortage at the expense of longer term sustainability issues. This would also defeat one of the primary aims of the new planning system to be plan-led."</i>	None



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
3	23	<p><u>Policy PM1B</u>  1. Modify criterion (b) to read as follows:  <i>“Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.”</i></p>	None
3	23	<p>2. Add an additional criterion (h) to read as follows:  <i>“Incorporate green infrastructure into new developments and make connections where possible to green networks.”</i></p>	None
3	23	<p><u>RD1 Residential Areas</u>  3. Modify category (a) to read as follows:  <i>“Infill residential development at a density which represents the most efficient use of the site while respecting its environs.”</i></p>	None
4	34	<p><u>Policy PM3 Infrastructure Contributions</u>  1. Modify the policy by the insertion of an additional paragraph immediately before the Note, to read as follows:  <i>“In all cases, the Council will consider the economic viability of proposals alongside options of phasing or staging payments.”</i></p>	None
4	34	<p>2. Modify the policy by replacing the paragraph that follows points (a) and (b) with the following:  <i>“Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation such as the Local Government (Scotland) Act 1973 will be considered. Only where successors in title need to be bound will a planning obligation be required.”</i></p>	None
5	44	<p><u>Glossary</u>  1. Add a definition for “tourism-related development to the Proposed Plan’s glossary to read as follows:  <i>“Development in hospitality, leisure and retail facilities and infrastructure where the primary purpose is to attract tourism visits (overnight and/or leisure day visits) thereby generating revenues and employment within the local economy.”</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
5	44	<p><u>Policy ED1A</u>  2. Add the following text as a Note: "Supplementary guidance prepared in relation to Policy TA1: Transport Standards and Accessibility Requirements will explain when a travel and transport assessment is required."</p>	None
5	44	<p>3. Add the following text to the policy as item (e): "Proposals for waste management facilities can be considered to be acceptable subject to detailed site specific considerations."</p>	None
5	45	<p>4. Add the following text to the policy as item (f): "Proposals should not result in adverse impacts, either individually or in combination, on the integrity of any European designated site."</p>	None
5	45	<p><u>Policy ED3</u>  5. Delete sentence 4 of the introduction to the policy and insert the following: "This is provided that they will contribute to the local economy through the provision of permanent employment, or visitor accommodation, or additional tourism or recreational facilities, or involves the re-use of existing buildings."</p>	None
5	45	<p>6. Amend the first clause of paragraph 2 of the introduction to the policy to read as follows: "New and existing tourism-related development will be supported...."</p>	None
6	55	<p><u>Policy ED4:Caravan Sites, Chalets and Timeshare Developments</u>  1. In the section of the policy headed "In all cases" add the following text: "Development proposals will only be approved where they will not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation. Where proposals are located close to a watercourse, which is part of or connects to the Special Area of Conservation, a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment, so as to ensure no adverse effects on the qualifying interests of the Special Area of Conservation. Other studies including an offer survey, drainage impact assessment and species protection plan, where appropriate, may be required."</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
6	55	<p><u>Policy ED5: Major Tourism Resorts</u>  1. Delete sentence 3 of Policy ED5 including the five listed tourism resorts (a) to (e).</p>	None
7	72	<p><u>New Retail Policy</u>  1. Add a new Policy RC5, worded as follows:  <i>“Proposals to modify planning obligations and other planning controls that control floorspace and/or the range of goods that can be sold from retail units must be justified by a health check, a retail impact assessment and where appropriate a transport assessment. Proposals will only be acceptable where:</i>  <i>(a) It can be demonstrated that there will be no significant impact (individual or cumulative) on any town centre.</i>  <i>(b) It can be demonstrated that the proposal helps meet quantitative or qualitative deficiencies in existing provision.</i>  <i>(c) It can be demonstrated that there will be no change to the role or function of the centre in the network of centres.</i>  <i>(d) It is supported by a favourable sequential assessment, that demonstrates that no other suitable site in a sequentially preferable location is available or is likely to become available in a reasonable time.</i>  <i>(e) It is of an appropriate scale.</i>  <i>(f) Any detrimental impacts identified in the transport assessment are mitigated.</i>  <i>Any significant changes in the evolving role and function of a centre should be addressed through the next review of the Local Development Plan rather than changes being driven by individual applications.”</i></p>	Amend list of policies
7	73	<p><u>Town and Neighbourhood Centres (Policies RC1- RC2)</u>  2. Include within the Plan a larger scale map showing the Perth town centre boundary.</p>	None
7	73	<p>3. Modify the first sentence of Policy RC1 to read as follows:  <i>“Within the areas identified as Town and Neighbourhood Centres, the Council will encourage uses within Class 1 (retail) of the Town and Country Planning (Use Classes) Order 1997. Within defined Town Centres the Council will support development where larger retail floorplates are created and/or which creates additional retail floorspace. Within the areas identified as Neighbourhood Centres, the Council will support development which creates additional retail floorspace of a scale which is commensurate with the role of the centre within the established retail hierarchy.”</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
7	73	<p>4. Modify the second sentence of Policy RC1 to read as follows:  <i>"The Council will also encourage ground floor uses within Classes 2 and 3 (building societies, estate agents, restaurants and cafes etc) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and leisure, entertainment, recreation, cultural and community facilities, provided that they contribute to the character, vitality and viability of the retail area and satisfy all of the following criteria."</i></p>	None
7	73	<p>5. Modify Policy RC1 by adding the following after criterion (d):  <i>"(e) Ensure there are no adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation and Loch Leven Special Protection Area.  Where development proposals will affect a watercourse in Perth City Centre, Aberfeldy, Pitlochry and Alyth town centres (River Tay Special Area of Conservation), and Kinross and Milnathort town centres (Loch Leven Special Protection Area), a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment."</i></p>	None
7	73	<p>6. Modify Policy RC2 by adding the following at the end:  <i>"Development proposals should not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation; where retail and commercial proposals will affect a watercourse within Perth City Centre, a Construction Method Statement should be provided for all aspects of the development in order to protect the watercourse from the impact of pollution and sediment."</i></p>	None
7	73	<p>7. Modify Policy RC4 by adding the following at the end:  <i>"Development proposals should not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation and Loch Leven Special Protection Area (SPA).  Where development will affect a watercourse in Perth city centre, Aberfeldy, Pitlochry and Alyth town centres (River Tay Special Area of Conservation), and Kinross and Milnathort town centres (Loch Leven SPA), a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment.  Where the development of the site is within 30 metres of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
7	74	8. Add a new paragraph 3.4.6 containing the commercial centres role and function text that is set out in Schedule 4 document 805.	Re-number the existing paragraph 3.4.6 as 3.4.7.
7	75	9. Add to the new paragraph 3.4.6, the Highland Gateway as an additional commercial centre with appropriate text to describe its role and function.	To reflect addition of Highland Gateway commercial centre. replace "three" commercial centres with "four". Add Highland Gateway site to Perth Retail Centres map.
7	75	10. Modify the first paragraph of Policy RC4 to read as follows: <i>"The location for retail and commercial leisure facilities should follow a sequential approach in which locations for such development are considered in the following order:</i> <ul style="list-style-type: none"> <li>• town centre,</li> <li>• edge of town centre,</li> <li>• other commercial centres identified in the development plan,</li> <li>• out of centre locations that are or can be made easily accessible by a choice of transport modes.</li> </ul>	None
7	75	11. Modify the fourth paragraph of Policy RC4 to read as follows: <i>"Proposals in edge of town centre, other commercial centre or out of centre locations will only be acceptable where:"</i>	None
7	75	12. Modify Policy RC4 by adding, after the requirements (a) to (g), the following: <i>"For all proposals outwith town centres the Council will consider the need for restrictions to be imposed on the installation of mezzanine floors and, in the case of convenience shopping developments, on the amount of comparison goods floorspace allowed."</i>	None
7	75	13. For clarity, the full modified text of Policy RC4 is set out below: <i>"The location for retail and commercial leisure facilities should follow a sequential approach in which locations for such development are considered in the following order:</i> <ul style="list-style-type: none"> <li>• town centre,</li> <li>• edge of town centre,</li> <li>• other commercial centres identified in the development plan,</li> <li>• out of centre locations that are or can be made easily accessible by a choice of transport modes.</li> </ul>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
7	75	<p>Proposals for any retail or commercial leisure development of 1,500 square metres or more gross floorspace outwith a defined town centre boundary, and not in accordance with the development plan, will require a transport, retail or leisure impact assessment. Any detrimental effects identified in such an assessment will require mitigation.</p> <p>For smaller developments, the requirement for an impact assessment will be at the discretion of the Council.</p> <p>Proposals in edge of town centre, other commercial centre or out of centre locations will only be acceptable where:</p> <ul style="list-style-type: none"> <li>(a) It can be demonstrated that a proposal helps meet quantitative and qualitative deficiencies in existing provision.</li> <li>(b) It is supported by a favourable sequential assessment.</li> <li>(c) It is of an appropriate scale.</li> <li>(d) It provides improved distribution and accessibility of shopping provision.</li> <li>(e) It provides for accessibility to public transport and non car modes of transport.</li> <li>(f) Any detrimental effects identified in the transport assessment are mitigated.</li> <li>(g) It has been demonstrated that there will be no significant impact (individual or cumulative) on any of the centres within the network of centres).</li> </ul> <p>For all proposals outwith town centres the Council will consider the need for restrictions to be imposed on the installation of mezzanine floors and, in the case of convenience shopping developments, on the amount of comparison goods floorspace allowed.</p> <p>Development proposals should not result in adverse impacts, either individually or in combination, on the integrity of the River Tay Special Area of Conservation and Loch Leven Special Protection Area.</p> <p>Where development will affect a watercourse in Perth city centre, Aberfeldy, Pitlochry and Alyth town centres (River Tay Special Area of Conservation), and Kinross and Milnathort town centres (Loch Leven SPA), a Construction Method Statement should be provided for all aspects of the development to protect the watercourse from the impact of pollution and sediment.</p> <p>Where the development of the site is within 30 metres of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation."</p>	
8a	86	<p><b>Policy Amendments</b></p> <ol style="list-style-type: none"> <li>1. Modify the final sentence of the policy to read as follows:  <b>"Note: For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant supplementary guidance, in particular the Housing in the Countryside Guide."</b></li> </ol>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
8a	86	<p>2. Modify the policy by adding, immediately before the Note, the following:  <i>"Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs."</i></p>	None
8b	106	<p>1. Add a new Policy PM4 worded as follows:  "Policy PM4 Settlement Boundaries  For settlements which are defined by a settlement boundary in the plan, development will not be permitted, except within the defined settlement boundary."</p>	List of policies updated to reflect addition.
9	115	<p><u>Change to Policy RD4 wording – Flexibility</u>  1. Modify Policy RD4 by adding a sentence to the end of the third paragraph to read as follows:  <i>"The Council will consider innovative and flexible approaches to the delivery of affordable housing and will take into account considerations that might affect deliverability such as development viability and the availability of funding."</i></p>	None
10	124	<p><u>Preamble</u>  1. In the third sentence of paragraph 3.6.2 the word "comments" should be deleted and replaced with the word "requires".</p>	None
10	124	<p>2. In paragraph 3.6.3 introduce as the third sentence the following text: <i>"A large part of Perth and Kinross is rural and not well served by public transport and this has led to a reliance on the private car as a means of transport."</i></p>	None
10	124	<p><u>Policy TA1: New Development Proposals</u>  3. Within the text headed "Development proposals should:" the wording should be modified read as follows:  <i>"(b) incorporate appropriate mitigation on site and/or off site, provided through developer contributions where appropriate, which might include improvements and enhancements to the walking/cycling network and public transport services including railway and level crossings, road improvements and new roads;"</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
10	124	<p>4. Within the text commencing "Development for significant travel generating uses in locations which would encourage reliance on the private car will only be supported where:" the wording should be modified to read as follows:  "(c) it would not have a detrimental effect on the capacity or safety of the strategic road and/or rail network including level crossings;"</p>	None
10	124	<p><u>Policy CF2: Public Access</u>  5. The text of Policy CF2: Public Access should be modified to read as follows: "Development proposals that would have an adverse impact upon the integrity of any (proposed) core path, disused railway line, asserted right of way or other well used route will be refused. Development proposals that would affect unreasonably public access rights to these features will be refused unless these adverse impacts are adequately addressed in the plans and suitable alternative provision is made."</p>	None
11	132	<p><u>Policy CF1: Open Space Retention and Provision</u>  1. Modify paragraph 3.7.2 by adding a third sentence as follows: "Playing fields, including those within educational establishments, which are required to meet existing or future needs are identified within the plan."</p>	Playing fields at Perth Grammar and North Inch community Campus added to Perth Settlement Map
11	132	<p><u>Policy CF1A</u>  2. Modify the first paragraph of the policy to read as follows:  "The Plan identifies Sports Pitches, Parks and Open Space. These are areas of land which have value to the community for either recreational or amenity purposes. Development proposals resulting in the loss of these areas will not be permitted, except in circumstances where one or more of the following apply."</p>	None
11	132	<p>3. Modify criterion (a) of the policy to read as follows:  "Where the site is principally used as a recreation resource, the proposed development is ancillary to the principal use of the site as a recreational resource."</p>	None



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
11	132	<p>4. Modify the criterion (b) of the policy to read as follows:  <i>"The proposed development involves a minor part of the site which would not affect its continued use as a recreational or amenity resource."</i></p>	None
11	132	<p>5. Modify criterion (c) of the policy by adding the following at the start:  <i>"In the case of proposals involving the loss of a recreational facility..."</i></p>	None
11	133	<p>6. Modify criterion (d) by adding the following at the start:  <i>"Where a proposal would involve the loss of a sports pitch..."</i></p>	None
11	133	<p><u>Policy CF1B: Open Space within New Developments</u>  5. Delete the text associated with the first bullet point of the Note and replace it with the following: <i>"The quantity, quality and accessibility of open space required for proposed developments."</i></p>	None
11	133	<p>6. A consequential amendment is required at the third paragraph of the policy as follows: delete, <i>"an adequate quantity of accessible open space,"</i> and insert, <i>"an adequate supply of accessible open space of an appropriate quality"</i>.</p>	None
11	133	<p>7. Add the following as paragraph 4 to the existing text: <i>"Opportunities should be pursued through the development process to create, improve and avoid fragmentation of green networks and core path networks."</i></p>	None
11	133	<p><u>Policy CF3: Community Facilities</u>  8. Rename the policy as follows: <i>"Policy CF3: Social and Community Facilities"</i>.</p>	Amend list of policies

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
12	146	<p><u>Policy HE2: Listed Buildings</u>  1. Adjust the final paragraph to read as follows: <i>"Enabling development may be acceptable where it can be shown to be the only means of retaining a listed building. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting."</i></p>	None
12	146	<p><u>Policy HE3A Conservation Areas</u>  2. Delete the first sentence of Policy HE3A and replace with the following: <i>"Development within a Conservation Area must preserve or enhance its character or appearance."</i></p>	None
12	147	<p><u>Policy HE4 Gardens and Designed Landscapes</u>  3. Delete the text of Policy HE4 and replace with the following:  <i>"Gardens and designed landscapes make a significant contribution to the character and quality of the landscape in Perth and Kinross. The Council will seek to manage change in order to protect and enhance the integrity of those sites included on the current Inventory of Gardens and Designed Landscapes. The Council may require the submission of a management plan with any application for development within areas included in the current Inventory.  As resources permit, the Council will continue with the process of identification of non-Inventory sites in Perth and Kinross and the associated task of devising an approach to their future management."</i></p>	None
12	147	<p><u>Cleish Conservation Area</u>  4. Include Cleish Conservation Area Appraisal under the heading <i>"Design Guidance"</i> within Appendix 1 at page 311.</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
13	165	<p><u>Policy NE1A International Nature Conservation Sites</u></p> <p>1. Modify Policy NE1A to read as follows:  <i>“Development which could have a significant effect on a site designated or proposed under the Habitats or Birds Directive (Special Areas of Conservation and Special Protection Areas) or Ramsar site, will only be permitted where:</i>  <i>(a) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or</i>  <i>(b) there are no alternative solutions, and</i>  <i>(c) there are imperative reasons of overriding public interest, including those of social or economic nature.”</i></p>	None
13	165	<p><u>Policy NE1B National Designations</u></p> <p>2. Modify the first sentence of the policy to read as follows:  <i>“Development which would affect a National Park, National Scenic Area, Site of Special Scientific Interest or National Nature Reserve, will only be permitted where the Council as Planning Authority is satisfied that.”</i></p>	None
13	166	<p><u>NE1C Local designations</u></p> <p>3. Modify the first sentence of the policy to read as follows:  <i>“Development which would affect an area designated by the Planning Authority as being of local conservation or geological interest will not normally be permitted, except where the Council as Planning Authority is satisfied that.”</i></p>	None
13	166	<p><u>NE1D European Protected Species</u></p> <p>4. Delete the policy.</p>	Amend list of policies
13	166	<p><u>NE2 general</u></p> <p>5. Add an additional bullet point to the Note section in NE2B to read as follows:  <i>“apply the guidance and advice in the Scottish Government’s Control of Woodland Removal Policy when considering proposals for tree removal.”</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
13	166	<p><u>NE2A</u>  6. Modify the policy wording to read as follows:  <i>"The Council will support proposals which:</i>  <i>(a) deliver woodlands that meet local priorities as well as maximising benefits for the local economy, communities, sport and recreation and environment;</i>  <i>(b) protect existing trees, woodland, especially those with high natural, historic and cultural heritage value;</i>  <i>(c) seek to expand woodland cover in line with the guidance contained in the Perth and Kinross Forestry and Woodland Strategy;</i>  <i>(d) encourage the good management of amenity trees or groups of trees important for amenity, sport and recreation or because of their cultural or heritage interest;</i>  <i>(e) ensure the protection and good management of amenity trees, safeguard trees in Conservation Areas and trees on development sites in accordance with BS5837 "Trees in Relation to Construction".</i>  <i>(f) seek to secure establishment of new woodland in advance of major developments where practicable and secure new tree planting in line with the guidance contained in the Perth and Kinross Forestry and Woodland Strategy."</i></p>	None
13	166	<p><u>NE2B</u>  7. Modify the policy wording to read as follows:  <i>"Tree surveys, undertaken by a competent person, should accompany all applications for planning permission where there are existing trees on a site. The scope and nature of such surveys will reflect the known or potential amenity, nature conservation and/or recreational value of the trees in question and should be agreed in advance with the council. The Council will follow the principles of the Scottish Government Policy on Woodland Removal. In accordance with that document, there will be a presumption in favour of protecting woodland resources except where the works proposed involve the temporary removal of tree cover in a plantation, which is associated with clear felling and restocking. In exceptional cases where the loss of individual trees or woodland cover is unavoidable, the Council will require mitigation measures to be provided."</i></p>	None
13	167	<p><u>NE2 note</u>  8. Modify the first bullet point to read as follows:  <i>"promote multi-objective woodland management that delivers environmental, economic and social benefits."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
13	167	<p>9. Modify the sixth bullet point to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>“conserve and expand riparian woodlands using appropriate species for the benefit of biodiversity and flood alleviation purposes.”</i></li> </ul>	None
13	167	<p>10. Modify the seventh bullet point to read as follows: <i>“promote community participation in woodland planning and management.”</i></p>	None
13	167	<p>11. Modify the eighth bullet point to read as follows: <i>“promote the value of trees and woodlands as a sustainable tourism asset.”</i></p>	None
13	167	<p>12. Add an additional bullet point, worded as follows: <i>“To identify trees and woodlands in the Perth and Kinross area where nature conservation is of primary importance.”</i></p>	None
13	167	<p><u>NE3 Biodiversity</u> 13. Modify the first paragraph of the policy to read as follows: <i>“The Council will seek to protect and enhance all wildlife and wildlife habitats, whether formally designated/protected or not, taking into account the ecosystems and natural processes in the area.”</i></p>	None
13	167	<p>14. Modify the second paragraph to read as follows: <i>“The Council will apply the principles of the Tayside Biodiversity Partnership Planning Manual and will take account of the Tayside Local Biodiversity Action Plan (LBAP) and relevant national and European legislation relating to protected species when making decisions about applications for development.”</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
13	167	<p>15. After requirement (d) insert the following text:  <i>“European Protected Species Planning permission will not be granted for development that would, either individually or cumulatively, be likely to have an adverse effect upon European protected species (listed in Annex IV of the Habitats Directive (Directive 92/43/EEC)) unless the Council as planning authority is satisfied that:</i>  <i>(a) there is no satisfactory alternative, and</i>  <i>(b) the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.</i>  <i>In no circumstances can a development be approved which would be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.</i>  <i>Other protected species</i>  <i>Planning permission will not be granted for development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation (Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act (1992).”</i></p>	None
13	168	<p><u>NE4 Green Infrastructure</u>  16. Modify the first paragraph to read as follows:  <i>“The Council will require all new development to contribute to the creation, protection, enhancement and management of green infrastructure by the.”</i></p>	None
13	168	<p>17. Modify point (a) to read as follows:  <i>“(a) incorporation of green infrastructure into new developments, particularly where it can be used to mitigate any negative environmental impact of the development and link green infrastructure to the wider green network; “</i></p>	None
13	168	<p>18. Modify point (d) to read as follows:  <i>“protection, enhancement and management of open spaces and linkages for active travel or recreation, including links between open spaces and the wider countryside and the provision of new connections where required;”</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
13	168	19. Modify point (f) to read as follows: <i>“protection, enhancement and management of watercourses, waterbodies, floodplains and wetlands which are important contributors to the network of blue and green corridors for the alleviation of flood risk, wildlife, recreation and the amenity needs of the community.”</i>	None
13	168	20. Modify the Note to read as follows: <i>“Supplementary Guidance will be prepared expanding on how development can comply with this policy. This will also define the network and provide a vision for how it will develop, provide a spatial representation of the network and identify opportunity areas where the network could be improved.”</i>	None
14	177	<u>Green Belt</u> No modifications	None
15a	207	<u>Policy ER1 - General Policy Changes</u> 1. Add a short introduction to section 3.10 referencing, amongst other things, the national agenda, aims, objectives and policy in relation to renewable and low carbon energy generation. The specific wording to be decided by the planning authority.	None
15a	207	<u>Policy ER1A – Comments on the First Paragraph</u> 2. Replace the opening paragraph of policy ER1A with the following words: 'Proposals for the utilisation, distribution and development of renewable and low carbon sources of energy will be supported subject to the following factors being taken into account:'	None
15a	208	<u>Clarifying the content of related Supplementary Guidance</u> 3. Replace the note at the end of policy ER1 to read as follows: Note: Supplementary Guidance will provide a spatial framework for large-scale wind energy developments, and further explain the locational, technological, environmental, and design requirements for developers to consider in making their applications for a range of other renewable and low carbon energy generating developments, including: small-scale wind energy developments and single turbines, hydro-schemes, woody biomass, landfill gas, energy from waste, anaerobic digestion, energy storage, large photovoltaic arrays, and micro-generation.'	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
15a	208	<u>Policy ER1A – Criterion (a)</u> 4. Insert the following words between 'water resources' and 'and': 'aviation and telecommunications'.	None
15a	208	<u>Policy ER1A – Criterion (c)</u> 5. Insert between 'The' and 'connection', the following words: 'effects on the elements listed in criterion (a) of the'.	None
15a	208	<u>Policy ER1A – Criterion (g)</u> 6. Insert after the word 'economy': 'including tourism and recreation interests',.	None
15a	208	<u>Policy ER1A – Criterion (h)</u> 7. Replace the words: 'The reasons why the favoured choice over other alternatives sites has been selected' with the words: 'In the case of large-scale onshore wind energy developments, their fit with the spatial framework for wind energy developments'.	None
15a	208	<u>Policy ER1A – Last paragraph</u> Replace with the following words: 'Proposals for the development of renewable and low carbon sources of energy by a community will be supported provided it has been demonstrated that the factors (a)–(h) itemised above have been fully considered.	None
15b	213	<u>Policy ER4A</u> 1. In the sentence beginning ' <i>And in all cases, their impact on local communities....</i> ' replace the words ' <i>adverse effect having regard to all the following</i> ' with the words ' <i>adverse residual effect after appropriate mitigation having regard to</i> '.	None
15b	214	2. Add additional criterion: ' <i>(vi) ensuring there are no adverse effects on the integrity of a European designated site(s)</i> '.	None



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
15b	214	3. Add at end of policy ER4A the following words: ' <i>Note: A Waste Management Plan must be submitted as part of any application for planning permission.</i> '	None
15b	214	<u>Policy ER4B</u> 4. Insert between the first and second sentences, the following words: ' <i>Operators are encouraged to consider after-uses that would add to the cultural, recreational and environmental assets of the area.</i> '	None
15b	214	5. Insert the following word at the beginning of the third sentence: ' <i>Appropriate</i> '.	Additional modification following agreement from Reporter that policy EP9B could be amended to be consistent with revised wording for ER4B. Policy EP9B will read as follows: "Where appropriate, restoration, aftercare and after-use proposals should be agreed in advance of operations. In some cases it may be that restoration bonds will be required to be lodged."
15c	218	<u>Prime Agricultural Land</u> No modifications	None
16	236	<u>Policy EP1</u> 1. In first paragraph, delete the third sentence and replace with the following words: ' <i>New buildings should also include low and zero-carbon generating technologies (LZCGT) to off-set a proportion of emissions arising from the use of the buildings, as specified in the table below. Some relevant buildings must be accompanied by a sustainability statement and all buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7 - Sustainability.</i> '	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
16	236	<p>2. The policy should specify a proportion of greenhouse gases to be avoided through the use of Low and Zero-Carbon Generating Technology and this specified proportion should rise over time. Specific amendments to the table are as follows:</p> <ul style="list-style-type: none"> <li>• 2012 Domestic - rename 'Bronze Active' and insert following text at end: '<i>and includes a minimum 2% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• 2012 Non-domestic - rename 'Bronze Active' and insert following text at end: '<i>and includes a minimum 2% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• 2014 - delete</li> <li>• 2016 Domestic - rename 'Silver Active'. Replace first sentence with the following words: <i>Where the dwelling complies with the Silver Active level in each of the 8 aspects below</i>' and insert following text at end of first sentence: '<i>and includes Low and Zero-Carbon Generating Technology</i>'; insert following text at end: '<i>New buildings should include a minimum 3% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• 2016 Non-domestic - rename 'Silver Active' and insert following text at end: '<i>A minimum 3% of this emissions improvement should come from the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• 2018 - delete</li> <li>• 2020 Domestic – add after 'Gold' the following sentence: <i>Where the dwelling complies with the Gold level in each of the 8 aspects below</i>. Insert the following text at end: '<i>New buildings should include a minimum 5% carbon dioxide emissions abatement through the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• 2020 Non-domestic - insert following text at end: '<i>a minimum 5% of this emissions improvement should come from the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• 2022 - amend to cover both domestic and non-domestic; insert following text at end: '<i>including a minimum 6% carbon dioxide abatement through the use of Low and Zero-Carbon Generating Technology</i>'.</li> <li>• In first point of the note delete the word 'development' and replace with '<i>building</i>'.</li> </ul>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
16	237	Proposed policy EP1A (to follow policy EP1) 3. Add the following policy wording: The council is committed to ensuring that development minimises disturbance to, and the loss of, carbon rich soils, including peatland, which are of value as carbon stores. Development will only be permitted on areas of undisturbed carbon rich soils, including peatland, where it has been clearly demonstrated that there is no viable alternative, or where the economic and social benefits of the development outweigh any potential detrimental effect on the environment.	None
16	237		
17a	241	1. Modify the diagram on page 52 where it refers to Category ii to read as follows: "...development acceptable here subject to a satisfactory flood risk assessment if required by the Council."	None
17a	241	2. Related to that, in the text below the diagram which refers to Category ii Low to Medium Flood Risk amend the first sentence to read: "Suitable for most forms of development but may be subject to a flood risk assessment."	None
17b	245	<u>Policy EP3A: Water Quality</u> 1. Policy EP3A should be re-titled "Water Environment". The existing wording of the policy should be deleted and replaced with text as follows: "The Scottish River Basin Management Plan has protection and improvement objectives which aim to ensure that there is no deterioration of water body status and where possible secure long term enhancements to water body status. Proposals for development which do not accord with the Scotland River Basin Management Plan and any relevant associated Area Management Plans will be refused planning permission unless the development is judged by the Council to be of significant specified benefit to society and/or the wider environment."	None
17b	245	<u>Policy EP3B: Foul Drainage</u> 2. Delete paragraph 2	None
17c	257	<u>Policy EP6: Lunan Valley Catchment Area</u> 1. Replace Policy EP6 with the following: "The Council will protect and seek to enhance the nature conservation and landscape interests of the Lunan Valley Catchment Area. Within the area:	Add Dunkeld-Blairgowrie Lochs Special Area of conservation Advice to planning applicants for phosphorus and foul drainage in

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
17c	257	<p>(a) there will be a presumption against built development except: within settlements; for renovations or alterations to existing buildings; and developments necessary for economic need which the developer can demonstrate will have no adverse impact on the environmental assets of the area nor are likely to result in an unacceptable increase in traffic volumes;</p> <p>(b) recreational pursuits like power water sports, likely to cause disturbance in and around sites of nature conservation interest, will be discouraged;</p> <p>(c) tree planting should be predominantly native species, including Scots Pine, except in cases where it can be proved that the landscape diversity will be improved by the use of a more varied range of species. All planting should be designed to complement the landscape.</p> <p>Total phosphorus from built development must not exceed the current level permitted by the existing discharge consents and the current contribution from built development within the rural area of the catchment. Where improvements reduce the phosphorus total from the built development, there will be a presumption in favour of retaining such gains to the benefit of the ecological recovery of the Lunan Lochs.</p> <p>All applicants will be required to submit details of the proposed method of drainage with their application for planning consent and adopt the principles of best available technology, not entailing excessive costs, to the satisfaction of the Planning Authority in conjunction with SEPA.</p> <p>Note 1: Policy RD3: Housing in the Countryside is limited to economic need, conversions or replacement buildings within the Lunan Valley Catchment Area.</p> <p>Note 2: Development within the catchment must comply with the general drainage policies as well as policies relating to the catchment area. Supplementary Guidance details the procedures to be adopted for drainage from development in the Lunan Valley area (produced by SEPA/SNH and the Council)."</p>	the catchment to the list of Supplementary Guidance
17c	257	<p>Policy EP7 Drainage within the Loch Leven Catchment Area</p> <p>2. Amend the 'Note' at the start of Policy EP7 on page 56 to read:          "Note: Development within the catchment must comply with the general drainage policies as well as policies relating to the catchment area. To ensure there are no adverse impacts, either individually or in combination, on water quality in Loch Leven SPA."</p>	None
17c	257	<p>3. Delete first section of EP7B (b) "where, for a non-residential development, it is not economic to connect to the public system and..."</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
18	270	<p><u>Policy EP4: Health and Safety Consultation Zones</u>  1. Delete the existing text and replace with the following:  <i>"In determining planning applications for development within the Pipeline Consultation Zones identified on the proposals, inset maps and Appendix 3, the Council will seek and take full account of the advice from the Health and Safety Executive and the facility's operators and owners. The Council will also seek the advice of the Health and Safety Executive and the facility's operators and owners on the suitability of any proposals for a new notifiable installation within the Plan area or any proposal within the consultation zone of any other notifiable installation."</i></p>	None
18	271	<p><u>Policy EP9A: Existing Waste Management Infrastructure</u>  2. Modify Policy EP9A to refer to existing and consented waste management sites.</p>	None
18	271	<p><u>Policy EP9B: New Waste Management Infrastructure</u>  3. At item (i), delete the existing text and replace with the following:  <i>"(i) the proposal is located close to an existing waste management installation and/or within an area identified within the Plan for existing or new employment uses."</i></p>	None
18	271	<p>4. At item (k) delete the existing text and replace with the following:  <i>"(k) the proposal demonstrates satisfactory mitigation measures for any unacceptable impacts arising from the development with respect to emissions including: air, noise, odour, dust, litter, vermin, birds, insects, leachate and surface water. It will also be necessary to mitigate any visual impact, traffic impact, impact on the natural or built heritage, and the water resource. Cumulative impacts will also be considered,"</i></p>	None
18	271	<p>5. At item (l) delete the existing text and replace with the following:  <i>"(l) the potential for heat and/or electricity generation (which may include local or district heating schemes and co-location of industrial processes where the heat could be utilised) has been fully explored and demonstrated to be viable."</i></p> <p>Following clarification, the wording of the last sentence of item (l) will be "...explored and it is demonstrated to be viable"</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
18	271	6. Delete the second sentence of the final paragraph and replace with the following: <i>"In some cases it may be that restoration bonds will be required to be lodged."</i>	None
18	271	<p><u>Binn Farm</u></p> <p>7. Below paragraph 5.9.1 insert:  <i>"Note: A masterplan will be developed by way of Supplementary Guidance which at a minimum will:</i></p> <ul style="list-style-type: none"> <li><i>• justify the site boundaries</i></li> <li><i>• identify the uses to be accommodated on the site and the processes and technologies to be accommodated</i></li> <li><i>• identify the impacts on the environment and any appropriate mitigation necessary</i></li> <li><i>• hours of working</i></li> <li><i>• address the array of consequential traffic matters and explain how these will be dealt with."</i></li> </ul>	Add Binn Farm Masterplan to the list of Supplementary Guidance
18	271	<p><u>Policy EP10: Management of Inert and Construction Waste</u></p> <p>8. Add as item (e) the following: <i>"(e) they will not result in adverse impacts, either individually or in combination, on the integrity of a European designated site(s)."</i></p>	None
18	271	<p><u>Policy EP12: Contaminated Land</u></p> <p>9. Delete the second sentence and replace with the following:  <i>"Consideration will be given to proposals for the development of contaminated land, as defined under Part IIA, Section 78A (2) of the Environmental Protection Act 1990, where it can be demonstrated to the satisfaction of the Council that appropriate remediation measures can be incorporated in order to ensure the site/land is suitable for the proposed use and in order to ensure that contamination does not adversely affect the integrity of a European designated site(s)."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
19	278	<p><u>Policy EP13</u>  1. Delete the text of Policy EP13, and replace it with the following:  “Policy EP13: Airfield Safeguarding:  Planning permission will be refused for developments likely to have an unacceptable impact on the safe operation of aircraft from the following airfields:</p> <ul style="list-style-type: none"> <li>• Dundee Airport;</li> <li>• Perth Airport; and</li> <li>• Unlicensed airfields, as defined in Supplementary Guidance.</li> </ul> <p>Applicants for planning consents within the safeguarding zones of these airfields may be required to provide an independent assessment of the impact on the safe operation of the existing facility, prepared by a suitably qualified person.  Note: Licensed airfields are safeguarded in line with CAA document CAP 168 “Licensing of Aerodromes”. Unlicensed airfields are safeguarded in line with CAA document CAP 793 “Safe Operating Practices at Unlicensed Aerodromes”, and Supplementary Guidance will define the areas where consultations will take place and consider prejudicial developments including incompatible activities and navigational obstructions.”</p>	None
20a.	284	<u>TAYplan Spatial Strategy</u> No modifications.	None
20b	291	1. Delete the text of paragraph 5.1.8 and replace with the following: “5.1.8 The total 5 year employment land supply for which sites have been identified in the Perth area to 2024 is 70 hectares and this is considered to be more than adequate. The table at paragraph 5.1.7 identifies sites which will meet that requirement. It also includes land, such as that at Oudenarde, which will contribute towards the effective land supply towards the end of that period and beyond. Some sites, including the James Hutton Institute at Invergowrie, are identified for specialist employment.” Following clarification from Reporters, the term “economic development land” is changed to “employment land” in paragraphs 3.3.4, 4.3.2 and 4.3.3.	None
20c	313	<u>Housing Land Strategy</u> No modifications with respect to these specific representations other than those set out elsewhere in the report.	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
20d	323	<u>Effectiveness of Strategic sites</u> No modifications.	None
20e	335	1. Delete the diagram incorporated within paragraph 5.1.1. As a consequential amendment, for continuity, insert bullet points in advance of each of the settlements listed as being part of the Perth Core Area.	None
20f	339	1. For each housing allocation in the plan there should be included an additional column which provides for the users of the plan a range which sets out the expected density of development. As a consequence of that recommendation delete paragraph 4.3.13 including the associated table. Make any consequential changes elsewhere in the Proposed Plan. However following a request for clarification on the latter point the Reporter has indicated that the Council may proceed with this modification without the inclusion of an additional density range column for each housing allocation.	None
20f	339	2. Modify the first clause in the second paragraph of Policy PM1A to read: " <i>The design, density and siting of development.</i> "	None
20f	339	3. Modify Policy PM1B at its item (c) to read: " <i>The design and density should complement...</i> "	None
<b>Perth Area</b>			
21	363	<b>Almond Valley Village</b> 1. Add a new site, identified as H73 Almond Valley Village, the boundaries of which should be defined by the plan which accompanied planning application 08/00678/IPM minus the part of that site which is to be allocated site E38.  Reporter agreed that as a result of the recommended inclusion of H73, consequential modifications could be made to the settlement boundary in order to more clearly and logically define the settlement edge.	Add site to table 5.1.11. Schedule of Land Ownership updated to reflect change.  Addition of text box at West Huntingtower on Perth Settlement Map



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes								
21	364	<p>2. Add site-specific developer requirements for that site as follows:</p> <table border="1" data-bbox="331 640 459 1727"> <thead> <tr> <th data-bbox="331 1592 379 1727">Ref</th> <th data-bbox="331 1346 379 1592">Location</th> <th data-bbox="331 1189 379 1346">Size</th> <th data-bbox="331 640 379 1189">Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="379 1592 459 1727">H73</td> <td data-bbox="379 1346 459 1592">Almond Valley Village</td> <td data-bbox="379 1189 459 1346"></td> <td data-bbox="379 640 459 1189">Approximately 1500</td> </tr> </tbody> </table> <p><b>Site Specific Developer Requirements</b></p> <ul style="list-style-type: none"> <li>⇒ A masterplan will be required for the comprehensive development of this site setting out the phased release of both the housing and community land.</li> <li>⇒ Flood Risk Assessment</li> <li>⇒ Delivery of a suitable road access through the site from Site E38 into Site H7 across the River Almond (phasing details to be agreed).</li> <li>⇒ Facilities to enable connection to Perth's bus network.</li> <li>⇒ Network of paths and cycle routes providing good active travel links to Perth and Almondbank.</li> <li>⇒ Green corridors in particular networks to link the site with Perth and the wider countryside.</li> <li>⇒ Enhancement of biodiversity.</li> <li>⇒ Integration of existing landscape framework into the development.</li> <li>⇒ New Primary School provision.</li> <li>⇒ Investigation of the provision of a district heating system and combined heat and power infrastructure using renewable resources.</li> </ul> <p>HRA screening of H73 identified potential for significant impacts and the following mitigation options were identified and require to be added to the site specific developer requirements "A Construction Method Statement shall be provided where a development site will affect a watercourse. The methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation. Where a development site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation."</p>	Ref	Location	Size	Number	H73	Almond Valley Village		Approximately 1500	Size of site calculated and added. Add Almond Valley Village to the list of Supplementary Guidance
Ref	Location	Size	Number								
H73	Almond Valley Village		Approximately 1500								

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
21	364	<p>3. Modify the table under paragraph 5.1.11 to include Site H73, specifying the delivery of 700 units by 2024 and 800 thereafter.</p>	Totals recalculated.
21	364	<p><u>Site E38 Ruthvenfield Road</u>  4. Add two additional site-specific developer requirements to read as follows:  <i>"Masterplan and phasing to incorporate a suitable road access through the site into Site H72 (Almond Valley Village) and thence into Site H7."</i>  <i>"The developable area of the site is likely to be constrained by flood risk. A flood risk assessment will be required."</i></p> <p>Following clarification from the Reporter, the reference to site H72 in connection with the access to site E38 Ruthvenfield Road is modified to H73.</p>	None
21	364	<p><u>Site H7 Bertha Park</u>  5. Modify the fourth site-specific developer requirement to read as follows:  <i>"Development shall be phased with the delivery of the Cross Tay Link Road. The first phase of development (for not more than 750 homes and a secondary school) shall not commence until the first phase of the Cross Tay Link Road, linking the site to the A9/A85 junction, has been provided."</i></p>	None
21	364	<p>6. Modify the eighth site-specific developer requirement to read as follows: <i>"Protection and enhancement of biodiversity."</i></p>	None
21	364	<p>7. Modify the 10th site-specific developer requirement to read as follows:  <i>"New secondary school with potential to provide an all-through school/campus."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
21	365	<p>8. Add two additional site-specific developer requirements to read as follows:  <i>"Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation."</i>  <i>'Where the development of the site is within 30 metres of a watercourse an Offer survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.'</i></p>	None
21	365	<p>Site H70 Perth West  9. Modify the boundaries of this site on the proposals map so that they match those set out representation 08651/3/002 (Huntingtower View).</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes								
21	365	<p>10. Modify the site specific developer requirements for the site as follows:</p> <table border="1" data-bbox="363 1234 491 1731"> <thead> <tr> <th>Ref</th> <th>Location</th> <th>Size</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>H70</td> <td>Perth West</td> <td></td> <td>A maximum of 550 with employment space and/or primary school</td> </tr> </tbody> </table> <p><b>Site Specific Developer Requirements</b></p> <ul style="list-style-type: none"> <li>⇒ A masterplan will be required for the comprehensive development of this site setting out the phased release of housing, community and employment land.</li> <li>⇒ Development not to commence before the A9/A85 junction improvements are complete.</li> <li>⇒ Flood Risk Assessment</li> <li>⇒ Facilities to enable connection to Perth's bus network.</li> <li>⇒ Network of paths and cycle routes providing good active travel links to Perth</li> <li>⇒ Green corridors in particular networks to link the site with Perth and the wider countryside.</li> <li>⇒ Enhancement of biodiversity.</li> <li>⇒ Integration of existing landscape framework into the development.</li> <li>⇒ New Primary School provision to be considered.</li> <li>⇒ Investigation of the provision of a district heating system and combined heat and power infrastructure using renewable resources.</li> </ul>	Ref	Location	Size	Number	H70	Perth West		A maximum of 550 with employment space and/or primary school	<p>Additional modification following agreement from Reporter that it would provide clarity in relation to the development potential of the area of white land to the south of H70, inserted as a note within H70: <b>"Note:</b> The area of white land to the south of H70 is excluded from the Green Belt and included within the settlement boundary so as to preserve its development potential, which could come forward through a planning application during the plan period."</p>
Ref	Location	Size	Number								
H70	Perth West		A maximum of 550 with employment space and/or primary school								
22	382	<p>1. Modify the green belt boundary adjacent to site H3 to reflect that proposed in representation 10152/2.</p>	None								
23a	403	<p>H4: Marshalling Yards, Tulloch  1. Relocate the reference to site H4 on page 78 to page 80 so that it follows the reference to site H3 under the heading "Residential Sites".</p>	None								

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
23a	403	<p><u>MU1 Broxden</u> 2. Modify the boundary of the MU1 allocation so that it includes that part of the land at Pitheavlis which is included within the boundary of planning application 11/00933/FLM.</p>	None
23a	403	<p><u>E1: The Triangle, Dunkeld Road</u> 3. Add to the list of site specific developer requirements the following text: "Flood Risk Assessment required which will define the developable area of the site."</p>	None
23a	403	<p><u>E2: Broxden</u> 4. Extend the site boundary to include the location of the former Broxden farmhouse.</p>	None
23a	403	<p><u>E3: Arran Road</u> 5. Add to the list of site-specific developer requirements the following text: "Flood Risk Assessment required which will define the developable area of the site."</p>	None
23a	403	<p><u>H3: Gannochy Road</u> 6. Modify the site boundary in the proposals map to reflect the extended boundary set out in the plan at Schedule 4 document 478.</p>	Size of site H3 Gannochy Road checked and amended to 6.15 ha. Figure for Perth Sites in Table 5.1.11 modified to reflect changes.
23a	404	7. Modify the reference to the site on page 80 to indicate an output of 50 units and make consequential modifications to the table under paragraph 5.1.11.	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
23a	404	<p>8. Add the following site-specific developer requirements:  <i>"All units to be affordable housing."</i>  <i>"Flood Risk Assessment required which will define the developable area of the site."</i>  <i>"Investigate the potential for providing on-site community facilities."</i></p>	None
23a	404	<p><u>Op7: Newton Farm</u>  9. Reallocate the site for housing. Modify the reference to the site on page 80 to replace the Op7 designation with H71 and indicate an output of 100 units. Modify the first of the site specific developer requirements to read as follows:  <i>"A masterplan will be required for the comprehensive development of the site setting out the phased release of the housing areas and incorporating the restoration of the culverted section of the Newton Burn to its natural state where this is practicable. The masterplan should be informed by a flood risk assessment, which will identify which areas of the site are suitable for development."</i> 10. Make consequential modifications to the table under paragraph 5.1.11.</p>	None
23a	404	<p><u>Op8: Friarton Road</u>  11. Add to the list of site specific developer requirements the following text:  <i>"Flood Risk Assessment required which will define the developable area of the site."</i></p>	None
23a	404	<p><u>Op2: Thimblerow Car Park</u>  12. Add to the list of site specific developer requirements the following text:  <i>"Flood Risk Assessment required which will define the developable area of the site and which ensures that no built development takes place on the functional flood plain or within an area of known flood risk."</i>  And  <i>"Scheme to incorporate an element of public car parking."</i></p>	None
23b	414	<p><u>Auction Mart</u>  Remove the "Employment Land – existing" designation from the land to the west of the Crieff Road roundabout.</p>	None
24	439	<p><u>Perth Area Transport Infrastructure</u>  No modifications.</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
25a	455	<p><u>Luncarty South H2Z</u>            1. Modify the table on page 135 to replace "200 houses and 5 ha of employment land" with "in excess of 300 houses and 5 ha of employment land."</p>	None
25a	455	<p>2. Modify the next sentence to read "The maximum permitted to 2024 will be 300 houses."</p>	None
25a	455	<p>3. Modify the following sentence to read "The site is capable of accommodating more than 300 houses but the total numbers and phasing require to be identified through a masterplan."</p>	None
25a	455	<p>4. Modify the site-specific developer requirement by adding three additional requirements as follows:            "Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC."            "Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC."            "A desk based archaeological assessment of the site with a subsequent more detailed investigation if justified."</p>	None
25a	456	<p>5. Modify the fourth site-specific developer requirement to read as follows: "Design of the new A9 junction and river crossing will require to have been approved prior to finalisation of the layout for more than the first 300 houses."</p>	None
25a	456	<p>6. Delete the fifth site-specific developer requirement (restricting development to 75 units in advance of the new A9 junction).</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
25a	456	7. Make consequential modifications to the table under paragraph 5.1.11.	None
25a	456	<u>Stanley</u> 8. Modify the site-specific developer requirements for sites H30-H34 by deleting "300 maximum (180 occupied by 2024)" and replacing with "280 built by 2024"	None
25a	456	9. Modify the second site-specific developer requirement to read as follows: "Development phased to ensure that there is adequate infrastructure to accommodate it."	None
25a	456	10. Make consequential modifications to the table under paragraph 5.1.11.	None
25a	456	<u>Stanley H30</u> 11. Modify the site-specific developer requirements for sites H30-H34 by adding an additional requirement as follows: "Flood risk assessment required for site H30, as the developable area of the site may be constrained by flood risk from a field drain along the southern and western part of the site."	None
25b	474	<u>Kinfauns: Transport Infrastructure Site: RT1</u> 1. Add the following to the site specific developer requirements: "a transport assessment with appropriate attention to the impact of vehicular emissions, noise and light pollution on nearby properties."	None
25b	474	<u>H29:Score North</u> 2. Delete the first site-specific developer requirement. Replace with the following: "Masterplanning required for entire site (allowing for only 100 houses in advance of the CTRL becoming a committed project). The first stage of this masterplanning process will establish broad land use and placemaking principles for the site."	None



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
25b	475	3. Delete the second and third site-specific developer requirements.	None
25b	475	<p><u>Woolcombe Square</u></p> <p>4. Identify the small grass area at Woolcombe Square as open space.</p> <p>Following clarification, the Reporter has confirmed this pertains to land east of Stormont Road.</p>	None
25c	483	<p><u>Bridge of Earn and Oudenarde settlement</u></p> <p>1. Add an additional sentence under 5.10.3 to read as follows:  <i>"The development will be required to provide a new rail station, subject to this receiving funding and support from Transport Scotland."</i></p>	None
25c	484	<p><u>H15: Oudenarde</u></p> <p>2. Add an additional site-specific developer requirement as follows:  <i>"A Flood Risk Assessment will be required. No built development shall take place on the functional flood plain or within an area of known flood risk."</i></p>	None
25c	484	<p><u>Bridge of Earn and Oudenarde new sites</u></p> <p>3. Modify the Bridge of Earn and Oudenarde inset map by adding a new housing site, H72 at Kintillo Road, the borders of which should follow those in representation 09313/4/001 on Schedule 4 document 006. An indicative landscaping area should be shown at the southern boundary.</p>	None
25c	484	<p>4. Add a new residential site under site H14 on page 96 of the Proposed Plan, describing site H72, stipulating a development of 70 units and the following site-specific developer requirements:  <i>"Financial contribution to education provision in line with the Supplementary Guidance."  "Site will be phased to reflect the construction of the new school at Oudenarde."  "Landscaping to be provided along the southern site boundary to create an appropriate village edge, enhance biodiversity and create new habitats."</i></p>	Change heading " Residential Site" to "Residential Sites"
25c	484	5. Make consequential modifications to the table under paragraph 5.1.11.	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
25d	493	<u>Perth Area West Settlements</u> No modifications.	None
26a	511	<u>Bankfoot</u> 1. Modify the Spatial Strategy Considerations text by the addition of the following two paragraphs at the end of that section. <i>"A Construction Method Statement shall be provided where a development site will affect a watercourse. The methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation. Where a development site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation."</i>	None
26a	512	<u>Burrelton/Woodside</u> settlement boundaries 2. Modify the settlement boundary at the north of Manse Road to reflect that set out in the Perth Area Local Plan (Schedule 4 document 782).	None
26a	512	3. Modify the settlement boundary along the southern side of Whitelea Road to reflect that set out in the Perth Area Local Plan (Schedule 4 document 782).	None
26a	512	<u>Burrelton/Woodside E8</u> 4. Modify the site-specific developer requirements by the addition of the following: <i>"A flood risk assessment will be required to inform the scale, layout and form of the development. No built development should take place on the functional flood plain or within an area of known flood risk."</i>	None
26a	512	<u>Burrelton/Woodside H16</u> 5. Delete site H16 from the plan. Modify the settlement boundary at this point to reflect that set out in the Perth Area Local Plan (Schedule 4 document 782).	Title "Residential Sites" changed to "Residential Site" to reflect change. Paragraph 5.11.2 amended to reflect change.
26a	512	6. Make consequential modifications to the table under paragraph 5.1.11.	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
26a	512	<u>Damside/Saucher</u> 7. Delete section 5.15 and the accompanying settlement plan from the plan.	Renumber following sections accordingly. Delete from list of inset maps
26a	512	<u>Wolfhill H35</u> 8. Delete site H35 and align the settlement boundary at the western edge of Wolfhill with the western edge of site H67 in the Perth Area Local Plan.	Amend wording of 5.37.2 to reflect change.
26a	512	9. Make consequential modifications to the table under paragraph 5.1.11.	None
26b	532	<u>Errol</u> 1. Delete the word " <i>principal</i> " in paragraph 5.17.1.	None
26b	532	<u>Errol Airfield/Grange H21</u> 2. Add to the site-specific developer requirements: " <i>Flood risk assessment</i> ".	None
26b	532	<u>Rait</u> 3. Modify the settlement boundary for Rait to follow, in the vicinity of Old Burnside Cottage and Weavers Cottage, that identified in the adopted Perth Area Local Plan.	None
26c	552	<u>Aberargie</u> 1. Modify the settlement boundary to follow that delineated in the adopted Perth Area Local Plan.	None
26c	552	<u>Forgandenny</u> 2. Delete site H22 from the Plan.	Amend settlement boundary and remove site from table 5.1.11

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
26c	552	<p><u>Abernethy</u>  3. At paragraph 5.4.1 delete, "a population of 900"; insert, "with an estimated population of around 1470".</p>	None
26c	552	4. Delete site H8 from the Plan.	Amend settlement boundary and remove site from table 5.1.11
26c	552	5. Add to the site-specific requirements at H9 a fifth requirement as follows: "Flood Risk Assessment and no development should take place on a functional flood plain or within an area of known flood risk."	None
26c	552	6. Add to the site-specific requirements at H9 a sixth requirement as follows: "A feasibility study to assess the potential for channel restoration by removing the culvert."	None
26c	552	7. Delete H10 from the Plan.	Amend settlement boundary and remove site from table 5.1.11
26c	552	8. Delete H11 and replace as a Mixed Use opportunity.	Amend settlement boundary and remove site from table 5.1.11. Add MU8 to employment land table at 5.1.7
26c	552	<u>Glenfarg H23</u> 9. Add to the site-specific requirements at H23 a fifth requirement as follows: "Re-consult the HSE on the development of the site at the planning application stage to ensure that there are no conflicting issues."	None
26d	563	<u>Clathymore H19</u> 1. Delete from page 101, paragraph 5.12.2 and the reference to residential site H19 (including the site-specific developer requirements) at the bottom of the page.	Change to numbering to subsequent paragraph from 5.12.3 to 5.12.2.

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
26d	563	2. Modify the inset map for Clathymore to delete site H19 and to redraw the settlement boundary along the north east boundary of the existing building group so as to exclude the land identified as site H19 from the settlement.	None
26d	563	3. Make consequential modifications to the table under paragraph 5.5.11.	None
26d	563	<u>Dunning settlement</u> 4. Designate as Open Space all of the field to the west of the road between Dunning and Newton of Pitcairns.	None
26d	563	<u>Dunning H20</u> 5. Modify the inset map for Dunning on page 109 to show an area of indicative landscaping along the western as well as the northern site boundaries.	None
26d	563	<u>Tibbermore settlement</u> 6. Modify the settlement boundary and green belt boundary on the inset map on page 148 to follow the northern edge of the A85, omitting from the settlement any land to the south of that road.	None
27	571	<u>Longforgan</u> 1. Delete sites H25 and H26 from the Plan.	5.28.2 wording changed to reflect deletion of sites.
<b>Highland Perthshire Area</b>			
28a	579	<u>Site E10 - Borlick</u> 1. Modify the site boundary on the Aberfeldy Settlement Map to exclude all the woodland area identified in the Ancient Woodland Inventory (see Schedule 4 document 439).	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
28a	579	<p><u>Site H37- South of Kenmore Road</u>  2. Delete the site-specific developer requirement: "Access from Duntaylor Avenue and A827 Kenmore Road" and replace with "Access should primarily be taken from the A827 Kenmore Road and a secondary access should be sought from Duntaylor Avenue".</p>	None
28a	579	<p>3. Add the following requirements to the list of site-specific developer requirements:  <i>"Protection and enhancement of broadleaf trees and woodland within the site";</i>  <i>"Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special area of Conservation";</i>  <i>"Where development is within 30 metres of the watercourse, an Otter survey should be undertaken and a special protection plan provided, if required, so as to ensure no adverse effects on the River Ty Special area of Conservation";</i>  <i>"Built form and layout of the site should respond appropriately to the landscape and strengthen the character of Aberfeldy as a distinctive place."</i></p>	None
28a	580	<p><u>New site – Moness House Hotel</u>  4. Remove open space designation on the Aberfeldy Settlement Map.</p>	None
28b	587	<p><u>Sites E12/E13 - Tullymillly</u>  1. Modify the fourth site-specific developer requirement to read: "Built form and layout should respond appropriately to its sensitive location. Production of Design Statement to ensure that development is in keeping with the local landscape and to protect the integrity of the adjacent designated Dunkeld House Garden and Designed Landscape".</p>	None
28b	587	<p>2. Add the following requirements to the list of site-specific developer requirements:  <i>"Flood Risk Assessment";</i>  <i>"Feasibility study to assess the restoration of the existing culvert"</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
28c	603	<u>Settlement boundary at Manse Road, Moulin</u> 1. Modify the settlement boundary on the Pitlochry Settlement Map to exclude the fields between Manse Road and the A924 and revert to the settlement boundary shown in adopted Highland Area Local Plan and Schedule 4 document 649.	None
28c	603	<u>Settlement boundary at Duff Avenue, Moulin</u> 2. Modify the settlement boundary on the Pitlochry Settlement Map to properly reflect the southern boundary of 17 and 18 Duff Avenue.	None
28c	603	<u>Open space designations</u> 3. On the Pitlochry Settlement Map, identify open spaces at the primary school, Delta Park, The Cuilc and in the Bobbin Mill Wood / Hospital area to which policy CF1 applies.	None
28c	603	<u>Housing site H38</u> 4. Add "Flood Risk Assessment" to list of site-specific developer requirements.	None
28c	603	<u>Housing site H39</u> 5. Replace site-specific developer requirement "Paths within the site linking to core path network and provide a largely off-road route to the High School" with "Paths within the site should link to the existing core path network to further enable a largely off-road route to the High School".	None
29a	617	<u>Ballinluig – E11</u> 1. Delete reference to employment site E11 and make appropriate changes to paragraph 6.6.2. Remove designation E11 from Settlement Plan and make appropriate changes to settlement boundary. Make appropriate changes to table in paragraph 6.1.6 on page 151.	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
29a	617	<p><u>Ballinluig – H40</u></p> <p>2. Modify the boundary of site H40 on the Settlement Plan to exclude the area east of the fence line that runs across the site. Make appropriate adjustments to the size and description on page 171. The maximum capacity to be maintained at 45 housing units.</p> <p>Additional modification following clarification from Reporter that the Site Specific Developer Requirements should include the HRA mitigation measures for the site as follows: 'In order to ensure no adverse effects on the River Tay Special Area of Conservation: -</p> <ul style="list-style-type: none"> <li>- Drainage from all development should ensure no reduction in water quality.</li> <li>- 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.</li> <li>- Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required."</li> </ul>	None
29a	618	<p><u>Inver</u></p> <p>3. Amend the first sentence of paragraph 6.16.1 to read: "<i>Inver is a small settlement located to the south-west of Dunkeld within the River Tay (Dunkeld) National Scenic Area</i>".</p>	None
29a	618	<p><u>Inver – E14</u></p> <p>4. Add the following requirements to the list of site-specific developer requirements: "<i>Built form, layout and landscape framework to respond appropriately to its sensitive location and ensure development is in keeping with local landscape character</i>"; "<i>Drainage from all development should ensure no reduction in water quality so as to prevent any adverse effects on the River Tay Special Area of Conversation.</i>"</p>	None
29a	618	<p><u>Murthly – H44</u></p> <p>5. Delete reference to housing site H44 and make appropriate changes to paragraph 6.21.2. Remove designation H44 from the Settlement Plan and make appropriate changes to the settlement boundary.</p>	Table at 6.1.13 amended due to deletion of site.



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
29b	635	<u>Fearnan employment site</u> 1. Delete reference to the quarry site from paragraph 6.13.2. Remove the employment land designation from Settlement Plan	None
29b	635	<u>Fearnan site H41</u> 2. Delete reference to housing site H41 and make appropriate changes to paragraph 6.13.2. Remove designation H41 from the Settlement Plan and make appropriate changes to settlement boundary.	Delete first and fourth paragraphs from 6.13.3 due to removal of Site H41. Table at 6.1.13 amended due to deletion of site.
29b	635	<u>Kenmore – Sports field</u> 3. Modify the settlement boundary on the Settlement Plan to include the sports field and adjacent recreational facilities (see Schedule 4 document 024). Designate as open space to which policy CF1 applies.	None
29b	635	<u>Kenmore site H42</u> 4. Modify the description of site H42 to read: “Size: 1.6ha; Number: 30 houses, 25% affordable, remainder low cost and/or mid-market housing or staff accommodation.” Modify the boundary of the site as shown on the Settlement Map to include the whole area shown on page 13 of Representation No. 00369/6/002	Table at 6.1.13 amended due to modification.
29b	635	<u>Kenmore – New site (West of Primary School)</u> 5. Modify the settlement boundary on the Settlement Plan to include the whole of the housing site approved under planning permission ref. no. 03/02250/PPLB (see Schedule 4 document 024).	None
29b	636	<u>Kinloch Rannoch</u> 6. Modify the first sentence of paragraph 6.18.1 to read: “Kinloch Rannoch is located at the east end of Loch Rannoch within the Loch Rannoch and Glen Lyon National Scenic Area”.	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
29b	636	<p><u>Kinloch Rannoch – E15</u> 7. Delete reference to employment site E15 and remove the designation from the Settlement Plan. Make appropriate changes to the table in paragraph 6.1.6 on page 151.</p>	None
29b	636	<p><u>Kinloch Rannoch – H43</u> 8. Delete reference to housing site H43 and make appropriate changes to paragraph 6.18.2. Remove designation H43 from the Settlement Plan and make appropriate changes to the settlement boundary to align with the rear of the properties in Muirloche Place.</p>	Table at 6.1.13 amended due to deletion of site. Delete first and fourth paragraphs from 6.13.3 due to removal of Site H43.
30	656	<p><u>HRA combined response</u> 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. <i>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, Bainaguard, Camserney, Croftinloan/Donavoured/East Haugh/Ballyoukan, Fortingall, Grandtully/Strathay/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.</i> (a) <i>Drainage from all development should ensure no reduction in water quality.</i> (b) <i>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.</i> (c) <i>Where the development site is within 30m of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required.</i> <i>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.”</i></p>	Policy EP15 added to list of Policies page 6.

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
30	657	<u>Acharn</u> 2. At the end of paragraph 6.5.2, insert the words: " <i>Acharn lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement</i> ".	None
30	657	<u>Balnaguard</u> 3. At the end of paragraph 6.7.2, insert the words: " <i>Balnaguard lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement</i> ".	None
30	657	<u>Butterstone</u> 4. At the end of paragraph 6.8.2, insert the words: " <i>To ensure no adverse effects on the Dunkeld-Blaigowrie Lochs SAC, policy EP6 sets out the relevant criteria for development in this settlement</i> ".	None
30	657	<u>Camserney</u> 5. At the end of paragraph 6.9.2, insert the words: " <i>Camserney lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement</i> ".	None
30	657	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).	None
30	657	<u>Croftinloan/Donavoured/East Haugh/Ballyoukan</u> 7. At the end of paragraph 6.11.2, insert the words: " <i>Croftinloan/Donavoured/East Haugh/Ballyoukan lie within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area</i> ".	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
30	657	<p><u>Fortingall</u> 8. At the end of paragraph 6.14.1, insert the words: “<i>Most of the village is within the Loch Rannoch and Glen Lyon National Scenic Area.</i>”</p>	None
30	657	<p>9. At the end of paragraph 6.14.2, insert the words: “<i>Fortingall lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement.</i>”</p>	None
30	657	<p><u>Grandtully/Strathtay and Little Ballinluig</u> 10. At the end of paragraph 6.15.2, insert the words: “<i>Grandtully/Strathtay and Little Ballinluig lie within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area.</i>”</p>	None
30	657	<p>11. Modify the settlement boundary on the Settlement Plan to exclude the area of land referred to in Representations Nos. 00306/1/002 &amp; 08988/1/013 (see Schedule 4 document 028).</p>	None
30	658	<p>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).</p>	None
30	658	<p><u>Logierait</u> 13. Following the first sentence in paragraph 6.20.2, insert the words: “<i>Logierait lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area.</i>”</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
30	658	<u>Tummel Bridge</u> 14. Modify the settlement boundary on the Settlement Plan to include the area of land referred to in Representation No. 00756/1.	None
30	658	15. At the end of paragraph 6.23.1, insert the words: <i>"The eastern edge of the village is just within the Loch Tummel National Scenic Area."</i>	None
30	658	16. Following the first sentence in paragraph 6.23.2, insert the words: <i>"Tummel Bridge lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this settlement."</i>	None
30	658	<u>Weem and Boltachan</u> 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).	None
<b>Kinross-shire Area</b>			
31	670	<u>Paragraph 7.2.2</u> 1. Modify the third section to read: <i>"In the past a significant proportion of the food retail spend for the Kinross-shire area has leaked to Perth and towns in Fife, particularly Dunfermline and Glenrothes. However the Sainsbury's store in Kinross has improved this situation, and it is not anticipated that there will be a requirement for a further large supermarket in Kinross during the Plan period."</i>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
31	670	<p><u>Paragraph 7.2.3</u>  2. Modify the first section to read:  <i>"As the settlements lie on the edge of Loch Leven, the Waste Water Treatment Works will require to be upgraded to allow future development needs. Any such upgrading works will need a consent to discharge from SEPA who will require to be satisfied that there would be no detriment to water quality in Loch Leven. Drainage from all development should connect to Public Waste Water Treatment Works."</i></p>	None
31	670	<p>3. Modify paragraph 7.2.3 to include:  <i>"The north western periphery of the town lies within the HSE pipeline consultation zone."</i></p>	None
31	670	<p><u>Kinross/Milnathort settlement boundary</u>  4. Modify the settlement boundary shown on page 209 to exclude the land west of the M90 at Turfhillis.</p>	None
32	686	<p><u>E16: South Kinross</u>  1. Modify the site-specific developer requirements as follows:  <i>"noise attenuation measures adjacent to the motorway should be well designed and co-ordinated with those at E18 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
32	686	<p><u>E18: Station Road South</u></p> <p>2. Modify the site-specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>• “noise attenuation measures adjacent to the motorway should be well designed and co-ordinated with those at E16 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills.</li> <li>• 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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</li> <li>• The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.”</li> </ul>	None
32	687	<p><u>E20: Perth Road</u></p> <p>3. Modify the site-specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>• “noise attenuation measures adjacent to the motorway should be well designed and co-ordinated with those at E16 and E18, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills.”</li> </ul>	None
32	687	<p><u>E21: Auld Mart Road</u></p> <p>4. Modify the site-specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>• “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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</li> <li>• The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.”</li> </ul>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
32	687	<p><u>E17 and E36: Turfhillis</u>            5. Delete these proposed employment sites from the Proposed Plan. Make consequential modifications to the table under paragraph 7.1.6.</p>	Schedule of Land Ownership updated to reflect change.
33a	709	<p><u>H46: West Kinross</u>            1. Delete proposed housing site H46, and redesignate the land as open space (Open Space Policy CF1). Make consequential modifications to the table under paragraph 7.1.14.</p>	None
33a	709	<p><u>H47: Lathro Farm</u>            2. Increase proposed housing numbers to 260 (140 during Plan period). Make consequential modifications to the table under paragraph 7.1.14.            3. Add the following site specific developer requirements:            ⇒ “<i>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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</i>”            • <i>The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall.</i>”</p>	None
33a	709	<p><u>Op12: Former High School</u>            4. Redesignate Op12 as a residential site identified as H73, suitable for 70 residential units. Make consequential modifications to the table under paragraph 7.1.14.             Reporter has clarified identification of site as H75 as originally suggested site reference same as that used for Almond Valley.</p>	Schedule of Land Ownership amended to reflect change.



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
33a	709	<p><u>Op15: Lethangie</u>            5. Add the following site specific developer requirements:</p> <ul style="list-style-type: none"> <li>• "Flood Risk Assessment.</li> <li>• <i>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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</i></li> <li>• <i>The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall."</i></li> </ul>	None
33b	719	<p><u>Op16 and E19: Stirling Road</u>            1. Modify the site specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>• <i>"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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</i></li> <li>• <i>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall."</i></li> </ul>	None
34	728	<p><u>Op10: Market Park</u>            1. Delete site Op10, and identify the site as open space (Open Space Policy CF1).</p>	None
34	729	<p><u>Op13: Scottish Motor Auctions</u>            2. Delete site Op13.</p>	Schedule of Land Ownership updated to reflect change.
34	729	<p><u>Op17 and Op18: Kay Trailers</u>            3. Delete sites Op17 and Op18.</p>	Schedule of Land Ownership updated to reflect change.
35a	742	<p><u>H52: Hattonburn</u>            1. Insert the following sentence within paragraph 7.11.3: <i>"The village is within the HSE pipeline consultation zone."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
35a	742	<p><u>Op19: Ochil Hills Hospital</u>  2. Modify site-specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>• <i>“Protect and enhance existing woodland.</i></li> <li>• <i>A comprehensive woodland management plan (in consultation with Forestry Commission Scotland) and specific proposals for its implementation.”</i></li> </ul>	None
35a	742	<p><u>Scotlandwell H52</u>  Modify site-specific developer requirements to add:</p> <ul style="list-style-type: none"> <li>• <i>“Houses to be maximum one and a half storeys in height.</i></li> <li>• <i>Flood risk assessment.”</i></li> </ul> <p>Following clarification the site will be identified as H54</p>	None
35b	759	<p><u>Transport infrastructure</u>  1. Add an additional paragraph after Paragraph 7.1.17:  <i>“Transport Infrastructure</i>  7.1.18 <i>The A977 is an important strategic route through Kinross-shire and the Council will support further traffic mitigation schemes between Blairingone and Kinross, including examining the need for a by-pass and potential line.”</i></p>	None
35b	759	<p><u>Blairingone</u>  2. Identify the land at Blairingone (the portion of Site B in the Main Issues Report which lies within the settlement boundary in the Proposed Plan) as a housing site H74 for 30 units.</p> <p>Reporter has clarified that it is for the Council to decide what site specific developer requirements should apply to ‘new’ sites. Site specific developer requirements added as follows:</p> <ul style="list-style-type: none"> <li>⇒ Onsite affordable housing provision.</li> <li>⇒ Road and access improvements to the satisfaction of the Council as Roads Authority.</li> </ul>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
35b	759	<p><u>Powmill: H53</u></p> <p>3. Reduce the allocation at H53 to restrict the site to the north side of the A977 (30 units), delete the reference to serviced business land, and modify the settlement boundary and site-specific developer requirements accordingly.</p>	Modification of Landward table under 7.1.14. Amend site size in residential site table for H53.
35b	759	<p><u>Rumbling Bridge</u></p> <p>4. Modify the settlement boundary for Rumbling Bridge to include the area defined as R2 by the Fossoway Community Strategy Group (Schedule 4 document 034).</p>	None
36	777	<p><u>Carnbo</u></p> <p>1. Amend the first sentence of the Infrastructure Considerations section (paragraph 7.5.3, page 215) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i></p>	None
36	777	<p><u>Cleish</u></p> <p>2. Amend the first sentence of the Infrastructure Considerations section (paragraph 7.6.3, page 216) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i></p>	None
36	777	<p><u>Crook of Devon</u></p> <p>3. The site at Schiehallion, north west of Crook of Devon, should be included within the settlement boundary.</p>	None
36	777	<p><u>Glenlomond</u></p> <p>4. The text at paragraph 7.9.3 should be corrected to <i>"Drainage from all development should connect to Private Waste Water Treatment Works."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
36	777	<p><u>Greenacres</u> 5. Modify the first sentence of the Infrastructure Considerations section (paragraph 7.10.3, page 221) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i></p>	None
36	778	<p><u>Keltybridge and Maryburgh</u> 6. The settlement boundary on page 224 should be adjusted to exclude the area which is designated as a Garden and Designed Landscape.</p>	None
36	778	<p><u>Kinnesswood</u> 7. Modify the settlement boundary to exclude the area of land at Bishop Terrace referred to in paragraphs 7.13.2 and 7.13.3 of the Proposed Plan.</p>	None
36	778	<p>8. Delete the second sentence of paragraph 7.13.2 of the Proposed Plan beginning <i>"Adjacent to Bishop Terrace..."</i>; and the final sentence of paragraph 7.13.3 beginning <i>"Development of the land at Bishop Terrace..."</i>.</p>	None
36	778	<p><u>Wester Balgedie</u> 9. Modify settlement boundary to exclude triangular area shown on S4_Doc_367.</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
36	778	10. Modify the first sentence of the Infrastructure Considerations section (paragraph 7.18.3, page 236) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i>	None
<b>Strathearn Area</b>			
37	789	<u>Auchterarder Settlement</u> 1. Modify the settlement boundary on the Auchterarder Settlement Map to include the area of land at Abbey Park referred to in representation number 07302/2/001 (see schedule 4 document 040).	None
37	789	2. In the note included in paragraph 8.2.2, add the following words: "The development consortium responsible recognises that the housing proposals in the Development Framework will impact on the level of existing service provision provided by community facilities as well as a wide range of other resources such as parking provision and footpath networks. Consequently, it has been agreed that a contribution to community facilities should be made by way of a commuted payment per house to be used by the local authority to improve the wider community assets over the life of the development".	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
37	789	<p><u>E25</u></p> <p>3. Insert the following requirement at the beginning of the list of site-specific developer requirements: "Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property". Modify the third site-specific developer requirement to read: "Landscape framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting".</p>	<p>Paragraph 8.2.2 amended to read "A new 8 ha employment site has been identified, in accordance with the development framework. Whilst this may allow an increased number of houses to be delivered, there is no requirement to do so during the life of the Plan." Add Masterplan for E25 Aucterarder to the list of Supplementary guidance.</p>
37	790	<p><u>Op20</u></p> <p>4. Add "Flood Risk Assessment" to the list of site-specific developer requirements.</p>	None
37	790	<p><u>Open space north of settlement</u></p> <p>5. On the Aucterarder Settlement Map, remove the open space designation from the area identified on the plan submitted in response to further information request 4ii and described as "additional area of open space that planning authority suggests should be excluded from settlement boundary". Also, exclude this area from the settlement boundary on the Aucterarder Settlement Map.</p>	None
37	790	<p><u>New sites</u></p> <p>6. On the Aucterarder Settlement Map, remove the employment land designation from Ruthvenvale Mill.</p>	None
38	820	<p><u>Settlement boundary north of Horseshoe Drive</u></p> <p>1. Amend settlement boundary north of Horseshoe Drive as shown on document Schedule 4 document 378.</p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
38	820	<p><u>Cumulative impact of proposed developments on transport network</u>  2. Insert the following words in an appropriate part of paragraph 8.3.2 of the Proposed Plan: 'In relation to the housing allocations, it will be required to demonstrate through an appropriate transport assessment that the A85 trunk road through Crieff can accommodate the level of development proposed. Should mitigation measures be required, they must be agreed with Transport Scotland'.</p>	None
38	821	<p><u>E26 Bridgend</u>  3. Delete employment designation E26 from that area of land situated north of Alichmore Lane and return settlement boundary to that shown in adopted Strathearn Area Local Plan 2001 (see Core_Doc_007). Make appropriate amendments to description of site E26 on page 250 of Proposed Plan. Make appropriate changes to table in paragraph 8.1.8.</p>	Table E26 amended with new size of "3.0 ha" and Table 8.1.8 amended with new Area of E26="3"; and Total="22.5".
38	821	<p><u>MU7 Broich Road</u>  4. Amend boundaries of MU7 on Crieff Settlement Map to reflect those shown on plan in supporting document attached to representation ref. no. 09313/8. Extend open space designation to include field to south.</p>	Amend table MU7 with new size of "47 ha". Modify the first sentence to read "The capacity of this site to deliver 300+ residential units within the plan period is a matter for the masterplan." Amend Table 8.1.14 to "300+" units.
38	821	<p><u>H55 Laggan Road</u>  5. Remove this site from Proposed Plan and make appropriate changes to the Crieff Settlement Plan and consequential modifications to the table under paragraph 8.1.14.</p>	Delete H55 from table 8.1.14. Amend paragraph 8.1.12 to read "two" instead of "three". Delete table H55 from page 251. Amend table heading from "Sites" to "Site".
38	821	<p><u>H57 Wester Tomaknock</u>  6. Modify the boundaries of H57 on the Crieff Settlement Map to include the area of land shown in Figure 1 of the supporting document accompanying rep. no. 09004/20/01. Make appropriate adjustments to the size and description on page 251. Change the size of the site to 10.2 ha and capacity to 100-120 maximum. Modify the second sentence of the description to read: "Appropriate landscaping requirements, including a woodland strip, will reduce its developable area to 6.4 ha". Make consequential modifications to the table under paragraph 8.1.14.</p>	Amend table 8.1.14 Site H57 to show "100-120 maximum". Total recalculated and updated.

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
39	827	<p><u>Tomperran Farm Employment Site</u> Remove the employment land designation on the Comrie Settlement Map.</p>	8.1.8 amended to delete "and Comrie".
40	840	<p>Braco 1. Modify the settlement boundary on the Braco Settlement Map to that shown in the adopted Strathearn Area Local Plan 2001 (Map 7) Following clarification of the 'Braco allotments site' it is agreed that no modification is required in relation to the Braco settlement boundary.</p>	None
40	840	<p><u>Greenloaning</u> 2. Modify the settlement boundary to include land at junction of A822 and A9 (rep. no. 09810/1/001) as shown on the plan in Schedule 4 document 379.</p>	None
<b>Strathmore and the Glens Area</b>			
41	846	<p><u>Alyth and New Alyth</u> No modifications</p>	None
42	866	<p><u>E31: Welton Road</u> 1. Add the following criteria to the developer requirements section on Page 283:  <ul style="list-style-type: none"> <li>• 'Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.</li> </ul> <i>Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.'</i> </p>	None



Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
42	866	<p><u>MU5: Western Blairgowrie</u></p> <ol style="list-style-type: none"> <li>Add the following to the site-specific developer requirements on Page 283: <ul style="list-style-type: none"> <li>Flood Risk Assessment.</li> <li>Protect local footpaths and the Ardblair Trail.</li> <li>Expand woodland on west side of site.</li> <li>Layout of the development to minimise impact on residential properties.</li> </ul> </li> </ol>	None
42	866	<p><u>H64: Blairgowrie South</u></p> <ol style="list-style-type: none"> <li>Add the following to the site-specific developer requirements on Page 284: <ul style="list-style-type: none"> <li>⇒ Flood Risk Assessment and investigate potential for removing culvert.</li> </ul> </li> </ol>	None
43	875	<p>Protection of future bypass line</p> <ol style="list-style-type: none"> <li>Add the following text to paragraph 9.4.3:  <i>"The council will not permit any development which could prejudice the construction of a bypass at a future date between Burnside Road and Dundee Road."</i> </li> </ol>	None
43	876	<p><u>E33: East of Scotland Farmers</u></p> <ol style="list-style-type: none"> <li>Exclude the triangular area of land adjoining the roundabout at Burnside Road, shown as site 09762/1/001 on Schedule 4 document 050, from the settlement boundary.</li> </ol>	None
43	876	<p><u>H65: Larghan</u></p> <ol style="list-style-type: none"> <li>Exclude the most easterly field (part of which is already identified as landscaping) from site H65.</li> </ol>	Size of site recalculated and amended in Residential Site table.
44	889	<p><u>Ardler: H66</u></p> <ol style="list-style-type: none"> <li>Delete proposed housing site H66, realign the settlement boundary to exclude the site, and modify paragraph 9.5.2 accordingly. Make consequential modifications to the table under paragraph 9.1.11.</li> </ol>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
44	889	<p><u>Carsie: H6Z</u></p> <p>2. Delete proposed housing site H67, and redesignate the land as open space (Open Space Policy CF1). Make consequential modifications to the table under paragraph 9.1.11.</p>	<p>Reword of paragraph 9.8.2 to reflect changes. Schedule of Land Ownership updated to reflect change.</p>
44	889	<p><u>Meigle: H68</u></p> <p>3. Add the following criteria to the site-specific developer requirements section on Page 301:</p> <ul style="list-style-type: none"> <li>• <i>“Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.</i></li> <li>• <i>Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.”</i></li> </ul>	<p>None</p>
45	899	<p><u>Bridge of Cally</u></p> <p>1. Adjust settlement boundary as shown on Schedule 4 document 358.</p>	<p>None</p>

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
45	899	<p><u>Concraigie, Craigie, Kirkmichael, Kinloch</u></p> <p>2. Incorporate the following new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60):</p> <p><i>"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 Acham, Balnaguard, Camserney, Croftinloan/Donavoured/East Haugh/Ballyoukan, Fortingall, Grantully/Strathay/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.</i></p> <p><i>(a) Drainage from all development should ensure no reduction in water quality.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>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"</i></p>	List of Policies updated to reflect change.
45	900	<p>3. Update <u>Policy EP6: Lunan Valley Catchment Area</u> to include a new paragraph after "...to the satisfaction of the Planning Authority in conjunction with the Scottish Environment Protection Agency", which begins <i>"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.:"</i> and insert the same criteria as listed above, but reference them (d) to (f).</p>	None
45	900	<p><u>Concraigie</u></p> <p>4. Update the Spatial Strategy Considerations section (paragraph 9.9.2, page 296) to read: <i>"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."</i></p>	None
45	900	<p><u>Craigie</u></p> <p>5. Update the Spatial Strategy Considerations section (paragraph 9.10.2, page 297) to read: <i>"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."</i></p>	None

Issue	Examination report page no	Modifications in accordance with reporter's recommendations	Consequential changes
45	900	<u>Kirkmichael</u> 6. Update the Spatial Strategy Considerations section (paragraph 9.13.2, page 300) to read: " <u>Kirkmichael</u> lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area."	None
45	900	<u>Kinloch</u> 7. Update the Spatial Strategy Considerations section (paragraph 9.12.2, page 299) to read: " <u>Kinloch</u> lies within the Lunan Lochs and River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas."	None
46	912	<u>Glossary</u> 1. Modify the definition of "Town centre" to refer to "local development plans" rather than "local plans".	None
46	912	2. Add a definition for the term "Commercial centre" to the glossary to read as follows: " <u>These are distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or on retailing and leisure uses. Examples of commercial centres include out-of-centre shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.</u> "	None
46	912	3. Modify the definition of "Retail park" to refer to "out of town centre" rather than "off centre".	None
46	912	<u>Maps</u> 4. Add to the landward maps for each of the Plan's sub-areas, the location and extent of locally designated areas that are protected by Policy NE1C.	None
46	912	<u>Clarity</u> 5. Modify paragraph 9.1.12 to highlight the settlements within the Lunan Valley Lochs catchment area by adding an additional sentence at the end to read as follows: " <u>The settlements that lie within the Lunan Valley Lochs catchment are Butterstone, Concraigie, Craigie, Kinloch and the west of Blairgowrie.</u> "	None

### Technical Modifications to Proposed LDP

Proposed LDP Page No.	Technical Modifications
Throughout	Change double space after full stop to single space.
1	Delete page
2	Delete page
3	Update Forewords
5	Add Perth City Centre to list of Settlement maps
5	Delete Damside from the list of Settlement maps
10	1.1.4 factual update
12	1.4.1 and 1.5.1 factual update
14	2.1.2 factual update
24	Policy PM2 – Spacing/punctuation amended within point (c).
25	Delete 1 extra space in first sentence of Policy ED1B.
26	Add full stop at the end of the first Note.
26	Delete “(see Technical Appendix for area)” at the end of the second Note.
26	Delete extra tab in the final sentence.
29	3.4.3 addition of reference to Highland Gateway
29	3.4.4 add an ‘s’ at the end of town and correct spelling of Aberfeldy and change the following semicolon to a comma.
33	Full stop added to the end of first sentence.
34	3.6.4 ‘&’ changed to ‘and’.
36	3.7.3 sentence altered to reflect Core Paths Plan now adopted.
36	Policy CF1A point (d) capitalise name SportsScotland.
37	Tables made equal size.
43	Policy NE3 – missing ‘d’ added to ‘and’ in first sentence; full stop added at end of second paragraph; missing words ‘incorporating biodiversity into development’ added to end of Note.
43	Policy NE4 – semicolon added to end of point (e).
44	Policy NE5 – (d) ‘s’ added to end of word ‘involve’.
44	Notes: 1. RD3 added after word ‘policy’. Notes: 2. Point 4 word ‘Networks’ capitalised.
45	Green Belt map – change to inner Green Belt boundary at Gannochy to reflect change to boundary of H3 Gannochy Road.
50	3.11.1 First bullet point “The Historic Environment” made lower case.

50	Policy EP1 end of second paragraph changed to “which also shows <i>the</i> standard expected <i>and</i> by which date”.
50	Policy EP1 Table within Domestic column, Silver, Aspect 8 – full stop added to end.
50	Policy EP1 Table within Non-domestic column, Silver – “dioxide” changed to lower case.
51	Policy EP1 Table - Platinum – columns merged.
51	Policy EP2 – Note added “Please refer to the further detailed guidance on flood risk and flood risk assessment which is contained within the Supplementary Guidance accompanying this plan.”
55	Policy EP6 – extra spaces removed from points (b) and (c).
56	Policy EP7C – Second sentence amended to read “legal agreements <i>and planning conditions</i> to deliver planning obligations”.
56	Policy EP7 - Note amended to read “Supplementary Guidance details the procedures to be adopted for drainage from development in the Loch Leven area (produced by SEPA/SNH & the Council).”
58	Policy EP11 Notes – formatting of point 1 and 2 altered for consistency.
58/59	Policy EP11 and Perth Air Quality Management Area moved to same page.
67	5.1.2 – deleted ‘where phased land release will minimise any impact on strategic land delivery’ to reflect Longforan site removal.
68	Paragraph 5.1.5 - Final sentence amended to read “Areas such as those to the east of Scone..”
68	5.1.6 – Table – First column renamed “Site ref”, third column decimal place added to sizes, Row added giving Totals.
69	5.1.11 – Table – First column renamed “Site ref”, zeros removed from fourth column, location Methven deleted (entire row).
70	5.1.13 first sentence – apostrophe removed from “HGV’s”.
70	5.1.15 second sentence amended to read “This work has demonstrated that... ”
70	5.1.15 bracket ) added to point 2 in list.
71	Second paragraph numbered 5.1.18. Subsequent paragraphs renumbered accordingly.
75	5.2.1 Second paragraph, fourth sentence “St John’s square” capitalised.
75	5.2.4 Need to add reference to the Highland Gateway at Inveralmond.
76	5.2.5 Bertha Park corrected to read ‘Berthapark’.
Pages detailed in column to right	First sentence of paragraph headed Infrastructure Considerations ending “Supplementary Guidance to be produced during 2012” amended to read “during 2014”. Pages 76, 82, 84, 87, 89, 91, 92, 95, 99, 101, 103, 104, 108, 110, 112, 115, 117, 118, 120, 122, 124, 126, 128, 129, 131, 133, 136, 138, 140, 141, 145, 146, 148, 149
77	Space added between paragraphs 1 and 2.
77	5.2.6 First sentence; ‘P’ of ‘plan’ capitalised and word ‘two’ removed. Second sentence, ‘Both’ changed to ‘These’.
77	H7 - fifth site specific developer requirement, word ‘the’ added after ‘enable’.
79	MU1 and E2 update site sizes
79	E3 – ‘W’ of ‘Scottish water’ capitalised.

80	Width of tables aligned.
80	H2 – extra space removed between ‘Stormont’ and ‘Street’.
80	H3 – full stops added to end of all site specific developer requirements.
82	5.3.2 Remove ‘along the road frontage which will improve the character and cohesion of the settlement’
84	5.4.1 First sentence; comma added after Abernethy.
84	End of 5.4.2 – text added as follows: “Now incorporates a conservation area which seeks to protect the character and historic integrity of the area.”
89	5.6.1 Reword last sentence to take account of closure of filling station.
96	Heading “Strategic Development Areas” heading made singular (‘s’ removed from end of Areas).
96	Heading “Residential Site” pluralised (‘s’ added to Site).
108	Perth sites renumbered from 5.16 onwards to reflect deletion of site Damside/Saucher.
112	H21 – Location column, extra space removed between ‘of’ and ‘old’.
115	5.19.2 Delete second sentence as it refers to deleted H22.
117	5.20.1 First sentence; space inserted between “7” and “miles”. Second sentence; apostrophe removed from “1920’s”.
131	End of 5.27.2 – text added as follows: “The Longforan Conservation Areas Appraisal was reviewed in March 2013 to reflect recent and ongoing development pressures, the opportunities presented by the Tay Landscape Partnership scheme, and the fact that a substantial period of time has passed since its original designation.”
139	MU3 – within Uses column; space removed between “50” and “%”.
142	H29 – 6 <sup>th</sup> site specific developer requirement; “P” of “paths” made lower case and “s” of “scone” made upper case.
142	Op22 – heading “uses” capitalised. First site specific developer requirement; “Earn Road” changed to “Catmoor Avenue”.
146	5.35.2 Amend second sentence as follows ‘...up to 280 houses built by 2024.’ Delete third sentence.
148	5.36.2 Delete part of second sentence ‘...to the south of the minor road to allow for some limited roadside development and...’
151	6. Highland Perthshire Area amended to read “Highland Perthshire Area Spatial Strategy. 6.1 “Introduction” amended to read “Spatial Strategy”.
151	6.1.4 “Birnarn/Dunkeld” amended to read “Birnarn and Dunkeld”.
151	6.1.4 Remove word ‘various’ as now only Inver outwith core settlements
151	6.1.6 amend first sentence to reflect total in table
151	6.1.6 Table – amend site area of Borlick and subsequent amendment to total area of employment land
152	6.1.10 item (E) changed to (F).
152	6.1.11 First sentence “Dunkeld/Birnarn” and third sentence “Birnarn/Dunkeld” both changed to read “Birnarn and Dunkeld”.
152	6.1.13 – remove second part of sentence as no longer relevant

157	6.2.1 Third sentence comma removed and “and” added between “primary school” and “secondary school”.
157	Table E10: Borlick – amend site area to reflect Reporters recommendation
159	H36 – Final specific developer requirement “inline” amended to read “in line”.
159	H37 – in Size column “a” amended to “ha”; final site specific developer requirement “inline” amended to read “in line”.
161	6.3.2 Sixth paragraph, first sentence, semicolon replaced by comma.
165	6.4.2 Seventh paragraph, first sentence, “Tay” changed to “Tummel”.
171	Table H40 – amend site area to reflect Reporters recommendation
174	6.8.2 First paragraph, second sentence, “EP7” changed to “EP6”.
176	6.10.1 Second sentence, “has” changed to “have”.
177	6.11 “Croftinloan” amended to “Croftinloan”.
179	6.13.1 Third sentence “200” amended to read “approximately 100”.
186	6.17.2 Additional paragraph added as follows: “Part of Kenmore is a designated Conservation Area which seeks to protect the character and historic integrity. The Conservation Area Appraisal is produced as Supplementary Guidance.”
197	7. Kinross-shire Area amended to read “Kinross-shire Area Spatial Strategy. 7.1 “Introduction” amended to read “Spatial Strategy”.
197	7.1.6 table – Area of site E17 amended to read “13.0 (phase 2)”.
205	H47 First site specific developer requirement “Community” made lower case.
225	7.13.2 sentence “The Conservation Area Appraisal is produced as Supplementary Guidance” deleted.
234	7.17 “Scotlandwell/Kilmagadwood” amended to “Scotlandwell and Kilmagadwood”.
239	8. Strathearn Area amended to read “Strathearn Area Spatial Strategy. 8.1 “Introduction” amended to read “Spatial Strategy”.
239	8.1.8 Table Area column decimal place asses to all sizes.
239	8.1.8 E27 should be 1.6 ha not 1.5 ha.
240	8.1.14 “Crieff” made bold, Table heading “Site ref” both words capitalised.
264	8.9.2 changed to 8.9.3.
273	9. Strathmore and the Glens Area amended to read “Strathmore and the Glens Area Spatial Strategy. 9.1 “Introduction” amended to read “Spatial Strategy”.
274	9.1.11 within Table “Alyth, Blairgowrie and Rattray, and Coupar Angus”, H60 “St Ninian’s and Albert Street” amended to “Albert Street and St Ninians Road”. “Glenalmond Road, Blairgowrie” amended to “Glenalmond Road, Rattray”.
274	Within “Landward” table, H68 “Meigle Ardler Road” amended to “Ardler Road, Meigle” and H69 “Meigle Forfar Road (i)” amended to “Forfar Road, Meigle (Phase 1)”.
280	Residential Sites H59 and H60 “Alyth” removed from Location column.
282	9.3.2 second paragraph, fourth sentence “are of flood risk” amended to “area of flood risk”. Fifth sentence “significant archaeology present.” amended to “significant archaeology present”.



283	Employment Site E31 – extra space removed within 'Size' column after "17.3 ha".
301	Heading "Residential Sites" made bold.
306	Throughout Glossary: All words in bold capitalised.
311	Add Strategic Development Framework for West/North West Perth
311	Add masterplan requirement for Perth West
312	Appendix 2: Schedule of Land Ownership modifications as follows: Site E2 added, Site E8 deleted, H11 renamed MU8, H28 renamed Op22, H73 added.
313	MU4 added, MU7 added, Op3 deleted, Op 12 renamed H75, Op21 site size amended, Op24 site size amended.



**APPENDIX 3**

**SUMMARY SHEETS**

## PLAN & POLICIES

### **Issue 1 Vision and Objectives**

The Reporter's conclusions and recommendations are very much in line with the majority of the Vision Statement as outlined in the Plan. One minor modification is recommended to the text to confirm a commitment to Scotland's Zero Waste Plan. The Reporter agreed that allocating a strategic growth point in the Carse of Gowrie would be inconsistent with TAYplan and is not an option which can be considered at this stage.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 2 Strategy**

#### **Use of Resources**

The Reporter has recommended modifying the Plan to include a new paragraph to reflect the resource production importance of agricultural land. The Reporter has recommended modifying the Plan to include a new paragraph to highlight the benefits of development which deliver more secure and diverse energy supplies.

#### **Demographic Change**

The Reporter has recommended modifying the Plan to include a new paragraph to highlight the effects of an ageing population as an issue for the plan to address. The Reporter agreed that it would be inappropriate for the LDP to revisit the population projections used in TAYplan.

#### **Economic Downturn**

The Reporter recommended that the current text be modified and replaced with text from the Main Issues Report because it more clearly explains why the plan should allocate sites that are capable of responding to any upturn in development activity. No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 3 Placemaking**

#### **Policy PM1 Placemaking**

This policy deals with the siting and design of new development. It particularly considers the relationship between new development and the character and amenity of its environs.

The Reporter recommended two modifications suggested by Scottish Natural Heritage (SNH) in respect of the assessment criteria, to which the Council raised no objection. These relate to consideration of site topography and any surrounding landmarks, views or skylines; and incorporating green infrastructure into developments and connections to green networks when assessing proposals.

The Reporter recommended that it is not necessary for the policy to be more specific in respect of the existing buildings and other features that should be retained; and in respect of viability issues, because each site is different.

**Policy PM2 Design Statements**

The Reporter did not recommend any modifications to this policy.

The Reporter acknowledged that it is important to identify the design justification behind development proposals of all scales, it is necessary to have a policy of this nature and agreed with the Council that there would be no benefit in the policy specifying that for the strategic sites, the design statement should form an integral element of the site's masterplan.

**Policy RD1 Residential Areas**

This policy maintains and improves existing residential amenity. The Reporter makes a recommendation to modify the policy in respect of infill residential development to ensure it is “*at a density which represents the most efficient use of the site while respecting its environs*” instead of the original wording, which required it to be “*of a similar density to its environs*”.

No SEA or HRA implications arising from the Reporter's recommendation have been identified.

**Issue 4: Infrastructure Contributions**

**Policy PM3 Infrastructure Contributions**

The Reporter has recommended some minor modifications to Policy PM3 in respect of consideration of development viability and flexible phasing of payments when requiring a contribution. It is also recommended that contributions are secured through the use of planning conditions in the first instance where possible. These changes clarify the policy in line with national policy, but do not change its main emphasis.

**Transport Infrastructure**

The Reporter did not recommend any modifications to this policy.

**Primary Education**

The Reporter did not recommend any modifications to this policy.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 5: Economic Development**

The Reporter agreed that there is no industry standard definition of tourism-related development and recommended and recommended modifying the Plan to include the Council's definition, provided as further information.

#### **Policy ED1 Employment & Mixed Use Areas**

Minor modifications to Policy ED1A are recommended by the Reporter this includes cross referencing with Policy TA1 (Transport Standards); the acceptability of waste management facilities in such areas; and some additional wording to ensure no negative impact on European designated sites.

No modifications are proposed to Policy ED1B.

Overall the main emphasis of Policy ED1 will remain the same as proposed.

#### **Policy ED3 Rural Business & Diversification**

A minor modification to this policy is recommended by the Reporter in the interests of clarity.

No SEA or HRA implications arising from the Reporters' recommendations have been identified.

### **Issue 6 Tourism**

#### **Policy ED4 Caravan Sites, Chalets & Timeshare Developments**

In accordance with the Council's submissions the Reporter recommended the Plan be modified to include the addition of mitigation measures set out in the HRA to provide greater clarity and transparency for readers when they consider the application of Policy NE1: International Nature Conservation Sites.

#### **Policy ED5 Major Tourism Resorts**

In accordance with the Council's submissions The Reporter recommended the deletion of the text giving particular support to the five listed tourism resorts because this creates a hierarchy, whether intended or not. The Reporter pointed out that it is inappropriate to give particular support to the commercial viability of one business venture over another; and that the list is contrary to SPP and the thrust of the Council's own evidence.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 7 Retail & Commercial Centres**

The Reporter recommends the introduction of a new Policy (RC5) to deal with planning applications to modify planning obligations. The new policy will provide a framework to assess the relaxation of planning obligations of what can be sold from retail units, as opposed to assessing these on an ad hoc basis. This new policy should not cause any issues.

#### **Policy RC1 Town & Neighbourhood Centres**

The reporter recommends the introduction of a larger-scale inset map of Perth City Centre.

The Reporter recommended modifications to the first two sentences of the policy to properly define appropriate town centre and neighbourhood centre uses. The Reporter has recommended modifications to Policy RC1 to reflect the outcome of the HRA as proposed by SNH. There would be no impact on the thrust of the policy and was supported by the Council in their submissions.

#### **Policy RC2 Perth City Centre Secondary Uses Area**

The Reporter has recommended modifications to Policy RC2 to reflect the outcome of the HRA as proposed by SNH. There would be no impact on the thrust of the policy and was supported by the Council in their submissions.

#### **Policy RC3 Commercial Centres**

The Reporter recommends the Plan is modified by including the further information provided by the Council regarding the role and function of each commercial centre; and the introduction of Highland Gateway as a new commercial centre. There would be no impact on the thrust of the policy.

#### **Policy RC4 Retail & Commercial Leisure Proposals**

The Reporter recommends minor modifications to the policy text to help clarify the hierarchy of retail centres and how the sequential approach should be applied, in line with national policy.

The Reporter agreed that there is no need to modify the 1,500 square metre threshold for Retail Impact Assessments. National policy allows local authorities to require RIAs for proposals of below 2,500 square metres where it is considered they could have an impact on vitality and viability and the reporter agreed that the smaller scale of retail centres in Perth justifies this more onerous requirement.

The Reporter has recommended modifications to the policy text in respect of floorspace restrictions and mezzanine floors.

The Reporter recommended modification of Policy RC4 to reflect the outcome of the HRA as proposed by SNH. There would be no impact on the thrust of the policy and this was supported by the Council in their submissions.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 8a Housing in the Countryside**

##### **Policy RD3 Housing in the Countryside**

The Reporter recommended modifying Policy RD3 to reflect the outcome of the HRA as proposed by SNH. There would be no impact on the thrust of the policy and this was supported by the Council in their submissions.

The Reporter also recommends minor modification to the wording of the note to the policy to clarify the status of the supplementary guidance.

The Reporter agreed that detailed requirements are most appropriately set out in supplementary guidance and that the policy should be supportive of appropriate levels of rural housing in line with Scottish Planning Policy.

The Reporter agreed that there are no grounds to support the inclusion of an additional policy which would take a more relaxed approach in particular parts of the Council area (such as policy 54(e) of the Highland Area Local Plan).

The Reporter agreed that the policy should not apply within the Green Belt but that it should apply in conservation areas.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 8b Settlement Boundaries**

The Reporter did not agree that there is no longer a need for a policy which presumes against development outwith defined settlement boundaries. A new policy to this effect in the 'Placemaking' section of the Plan is recommended.

The Reporter agreed that Policy RD3 and the associated supplementary guidance will provide an adequate framework for the consideration of development proposals.

The Reporter agreed that there are no grounds for providing a settlement boundary for any of the locations proposed in the representations.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 9 Affordable and Particular Needs Housing**

#### **Policy RD4 Affordable Housing**

The Reporter recommends a modification to Policy RD4 to set out in the policy the Council's commitment to flexibility in the delivery of affordable housing.

#### **Policy RD6 Particular Needs Housing Accommodation**

No modifications are proposed.

The Reporter agreed that it is appropriate for the policy to require such developments to be located within a residential area; and that it is not appropriate to include reference to retirement villages or on-site key worker housing at tourist sites in the policy.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 10 Transport & Accessibility**

The Reporter recommends the Plan is modified with minor text changes to supporting text.

#### **Policy TA1 Transport Standards & Accessibility Requirements**

The Reporter recommends modifications to Policy TA1B regarding level crossing safety, as recommended by Network Rail. The Council agreed this was acceptable in their submissions.

#### **Policy CF2 Public Access**

The Reporter recommends modifications to Policy CF2 to deal with the issue raised in representations about protecting disused railway lines for future rail use.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.



### **Issue 11 Community Facilities, Sport and Recreation**

The Reporter recommends a minor modification to the supporting text and a requirement to identify all playing fields in the Plan, including those within educational establishments.

#### **Policy CF1A Open Space Retention and Provision**

The Reporter recommends a modification to the policy to extend it to protect open space that has amenity as well as recreational value. The reporter agreed that the policy should apply to privately owned as well as publicly owned land.

#### **Policy CF1B: Open Space within New Developments**

The Reporter recommends a modification to the policy to emphasise the need for an assessment of the quality and accessibility of open space as well as its quantity. This requirement should also apply to the forthcoming supplementary guidance. The reporter also recommends text is added to Policy CF1B requiring opportunities to create, improve and avoid fragmentation of green networks and core path networks to be pursued through the development process. These modifications were proposed by the Scottish Government and SNH respectively and the Council indicated that it would have no objection to their inclusion.

#### **Policy CF3: Community Facilities**

The Reporter recommends a minor modification to rename the policy.

No SEA or HRA implications arising from the Reporter's recommendation have been identified.

### **Issue 12: The Historic Environment**

#### **Policy HE1: Scheduled Monuments and Non-Designated Archaeology**

No modifications are proposed.

#### **Policy HE2 Listed Buildings**

The Reporter recommended some minor modifications to make specific mention of enabling development in line with paragraph 114 of SPP.

#### **Policy HE3A Conservation Areas – New Development**

The Reporter recommends a modification to the wording to remove 'presumption in favour of development' at the start of the policy.

#### **Policy HE3B: Demolition within Conservation Areas**

No modifications are proposed.

#### **Policy HE4: Gardens and Designed Landscapes**

The Reporter recommends modification of the policy to include the identification and future management of non-Inventory sites as well as current sites.

**Policy HE5: Protection, Promotion and Interpretation of Historic Battlefields**

No modifications are proposed.

**Cleish Conservation Area**

The Council indicated that the Cleish Conservation Area Written Statement (1980) is available but requires to be updated. The document is a material consideration in the determination of applications affecting the Cleish Conservation Area. The Council did not propose to add this as supplementary guidance, however the reporter agreed with the representation and has recommended that the Cleish Conservation Area Appraisal is included under the heading “Design Guidance” within Appendix 1 at page 311.

No SEA or HRA implications arising from the Reporter’s recommendations have been identified.

**Issue 13 The Natural Environment**

**Policy NE1A International Nature Conservation Sites**

The Reporter’s recommendation is to modify the Plan by rewording the policy so it more accurately reflects the requirements of SPP. The modification was proposed by SNH and the Council indicated that it would have no objection to its inclusion.

**Policy NE1B National Designations**

The Reporter recommends the policy is modified to include National Parks. In the Council’s response it was suggested that to include National Parks could be misleading as they are not included in the Local Development Plan area. The Reporter however considered that as the National Parks are national designations, and could be affected by development that would be assessed against this policy, they should be included.

**Policy NE1C Local Designations**

The Reporter recommended a modification minor textual change to improve the clarity of the policy.

**Policy NE1D European Protected Sites**

The Reporter recommends that the Policy should be deleted and protected species instead included in Policy NE3 Biodiversity. This modification was proposed by SNH and the Council indicated that it would have no objection to its inclusion. No SEA implications arising from the Reporter’s recommendation have been identified. The deletion of this policy will be acknowledged in the HRA update.

**NE2A**

The Reporter recommends that the Plan is modified with some minor changes which do not alter the effect of the policy but do provide greater detail and clarity. In its response the Council indicated that it would have no objection to these minor modifications.

**NE2B**

The Reporter recommends modifications to Policy NE2B to provide further detail and clarity as to what is required from applicants where there are existing trees on a site.

## **NE2 Note**

The Reporter recommends the Plan is modified with some minor changes to provide more clarity and ensure it more closely follows SPP (the note relates to the forthcoming supplementary guidance). Two additional points are recommended to be included: reference to the Scottish Government's Control of Woodland Removal Policy; and a requirement to identify trees and woodlands where nature conservation is of primary importance.

## **NE3 Biodiversity**

The Reporter recommends a minor modification to the policy to include the consideration of ecosystems and natural processes in line with SPP.

The Reporter recommends a modification to policy NE3 to incorporate European and other protected species that were previously considered under Policy NE1D (which as above mentioned is to be deleted). This modification was proposed by SNH and the Council indicated that it would have no objection to its inclusion.

## **NE4 Green Infrastructure**

The Reporter recommends several modifications to Policy NE4 to clarify the policy's intentions and also provide further detail as to the content of the supplementary guidance. These modifications were largely proposed by SNH and the Council indicated that it would have no objection to amending the policy in this way.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

## **Issue 14 Green Belt**

### **Policy NE5**

No modifications are proposed.

## **Issue 15a Renewable and Low Carbon Energy Generation and Electricity Transmission Infrastructure**

### **ER1 Renewable and Low Carbon Energy Generation**

The Reporter has recommended that the Plan be modified with the inclusion of an introductory paragraph to set the context by referencing, amongst other things, the national agenda, aims, objectives and policy in relation to renewable and low carbon energy generation.

The Reporter has recommended that the Plan be modified by adding an additional criterion relating to fit with the Council's spatial framework for onshore wind energy development is also recommended. Whilst the Council did not consider this was necessary it does provide clarity.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 15b Minerals and Other Extractive Activities**

##### **ER4 Minerals and Other Extractive Activities**

The Reporter has recommended minor modifications to the policy. The changes provide greater clarity and give examples of the types of restoration schemes that may be appropriate.

Following clarification from the Reporter, a consequential modification to the wording of Policy EP9B is made, for consistency. No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 15c Prime Agricultural Land**

##### **Policy ER5 Prime Agricultural Land**

No modifications are proposed to the plan (but new policy EP1A added in response to issues raised by SNH and SEPA, see issue 16 climate change). No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 15d Managing Future Landscape Change**

##### **Policy ER6 Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes**

The Reporter has recommended a modification to the introductory paragraph of Policy ER6 to reflect the wording in SPP. However, in relation to the suggestion that the Note at the end of Policy ER6 could include a reference to the superseded Areas of Great Landscape Value (AGLVs) remaining as a material consideration, the Reporter found it "difficult to see what weight could be attached to a local plan designation that no longer exists". It is important to note that the Reporter considered that Policy ER6 "provides a far better framework for managing the landscape in the superseded AGLVs than policy 54 in the Kinross Area Local Plan 2004 and nothing would be served by incorporating a reference to the superseded AGLVs in the note".

Following clarification, the reporter agrees with the Council's proposal to pursue the identification and protection of locally important landscapes and natural heritage through Supplementary Guidance in 2014, which when adopted will form part of the Development Plan.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 16 Climate Change**

##### **Policy EP1 Climate Change, Carbon Reduction and Sustainable Construction**

The Reporter recommends a modification to the policy to require new buildings to include low and zero-carbon generating technologies to off-set a proportion of emissions arising from use of the building. The proportion will increase over time. The modification was proposed by the Scottish Government and the Council indicated that it would have no objection to its inclusion.

### **New Policy EP1A**

The Reporter has recommended that the Plan be modified to make specific reference to the need to protect carbon rich soils, including peatland. This issue was raised by SNH and SEPA in respect of Policy ER5: Prime Agricultural Land.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 17a New Development and Flooding**

#### **Policy EP2 New Development and Flooding**

The Reporter recommends a modification to the accompanying diagram to add clarity and ensure compliance with SPP. The Reporter supported the Council's position that a flood risk assessment may still be required even in areas of lower flood risk. No SEA or HRA implications arising from the Reporter's recommendations have been identified.

### **Issue 17b Water Environment and Drainage**

#### **Policy EP3A Water Quality**

The Reporter recommends the policy wording is replaced with revised text that provides more clarity and ensures that the Council's statutory obligations in relation to the Water Framework Directive, specifically River Basin Management Planning, are met. The need for the policy to be reworded was proposed by SEPA and the Council indicated that it would have no objection to amending the policy in this way.

#### **Policy EP3B Foul Drainage**

The reporter recommends that part of the policy should be deleted to reflect the outcome of the HRA. No SEA implications arising from the Reporter's recommendations have been identified.

### **Issue 17c Lunan Valley and Loch Leven Catchment Areas**

#### **Policy EP6 Lunan Valley Catchment Area**

The Reporter recommends a modification to the policy wording to mirror the approach taken in the Loch Leven Catchment Area. This revised policy wording was agreed between SNH and SEPA, and the Council.

#### **Policy EP7 Drainage within the Loch Leven Catchment Area**

The Reporter recommends a modification to the Policy EP7B to incorporate the mitigation measures as set out in the HRA and Appropriate Assessment. The Reporter notes that the policy, as modified, will meet the stringent requirements of SEPA and SNH. The Reporter also supports the requirement for 125% phosphorous removal resulting from development commenting that although it is unusual this high requirement is well established and is justified in the special circumstances of Loch Leven. No SEA implications arising from the Reporter's recommendations have been identified.

## **Issue 18 Environmental Protection and Public Safety**

### **General**

Railway level crossing safety was raised in representations in respect of this issue; however the Reporter decided to recommend modifications under Issue 10 Transport and Accessibility instead of recommending modifications here. The Council had already expressed that it would be comfortable with that approach.

### **Policy EP4 Health and Safety Consultation Zones**

The Reporter agrees with the Council that this is an important policy, and recommends a minor modification to clarify the policy. The Council had already expressed that it would be comfortable with this modification.

### **Policy EP9A Existing Waste Management Infrastructure**

The Reporter highlights the urgent need for a network of waste management facilities to be put in place at appropriate locations, and in particular considers a representation seeking greater emphasis on all existing and consented sites, not just “key” ones. In recommending that the policy be modified, the Reporter recommends removal of the word “key” but does not recommend insertion of the phrase “existing and consented sites”, instead observing that the policy only concerns existing waste management infrastructure. The Council had already expressed that it would be comfortable with this modification. Policy EP9A is re-titled “Existing and Consented Waste Management Infrastructure” for clarity.

### **Policy EP9B New Waste Management Infrastructure**

The Reporter recommends several minor modifications to the policy including: criterion (i) should explicitly support local waste management facilities on land identified for existing or new employment uses; criterion (k) dealing with mitigation should be rewritten; criterion (l) dealing with heat and electricity generation should be expressed more clearly; and, for the avoidance of doubt, a minor rewording to state that restoration bonds may be required in some cases. The Council had already expressed that it would be comfortable with two of these modifications (mitigation, and restoration bonds).

Following clarification, the Reporter and the Council agree that criterion (l) should be further modified to emphasise the objective of ensuring that waste heat is utilised, where viable.

### **Binn Farm**

The Reporter highlights that Binn Farm is a strategic development area that has been identified in TAYplan as contributing to the five year supply of employment land. With representations expressing local concern about the future of the site, the Reporter has recommended that Supplementary Guidance in the form of a masterplan be prepared for the site. The Council had already expressed that it would be comfortable with this modification.

### **Policy EP10 Management of Inert and Construction Waste**

Representations pointed out that this policy contained no explicit measures reinforcing and clarifying the terms of Policy NE1 International Nature Conservation Sites, as it applies to the management of inert and construction waste. The Reporter recommended an appropriate modification to the policy. The Council had already expressed that it would be comfortable with a modification to this effect.

### **Policy EP12 Contaminated Land**

Representations pointed out that this policy contained no explicit measures clarifying the terms of Policy NE1 International Nature Conservation Sites as it applies to mitigation measures required as a result of proposals for development of contaminated land (as defined under Part IIA s78(2) of the Environmental Protection Act 1990). The Reporter recommended an appropriate modification to the policy. The Council had already expressed that it would be comfortable with an amendment to this effect.

No SEA or HRA implications arising from the Reporter's recommendations have been identified, except in respect of Binn Farm, where further assessment will be required at the supplementary guidance and planning application stages.

### **Issue 19 Airfield Safeguarding**

Representations were received seeking removal of this policy, and seeking modifications to its wording. The Reporter issued a Further Information Request in respect of this issue and the Council responded with further clarification on several of the points raised, together with:

- suggested revisions to the text of Policy EP13 in order to include Dundee Airport (the safeguarding zone for which extends into Perth and Kinross); and
- clarification of what is meant by an unlicensed airfield (which are the airfields that are intended to be covered by the related Supplementary Guidance).

The Reporter has agreed with the Council's response and has recommended a modification to the policy.

No SEA or HRA implications arising from the Reporter's recommendation have been identified.

### **Issue 20a TAYplan Spatial Strategy**

No modifications are proposed.

The Reporter agreed that the plan must be consistent with the TAYplan spatial strategy and agreed there should be no amendments to the settlement tiers as set out in TAYplan.

### **Issue 20b Employment Land Strategy**

#### **Spatial Strategy**

While the Reporter was critical of the Council's approach in terms of calculating employment land requirements, it was recognised that it is not an exact science and there is no Scottish Government guidance on how to calculate the employment land requirements. Annual Employment Land Audits will provide a better source of up to date information on employment land uptake and a more robust Employment Land Audit has been completed for 2013. Despite the criticism the Reporter agreed that the Employment Land Strategy conforms with the main thrust of the requirements of SPP.

Whilst not proposing a modification, the Reporter recommends that for consistency, either the term economic development land or employment land should be used as they seem to mean the same thing. Clarification was sought on this point and it has been agreed that the term 'employment land' should be used throughout the plan instead of the term 'economic development land'. The Reporter welcomed other modifications proposed by the Council for clarity.

#### **Perth Area**

The Reporter recommends modifying the Plan with the deletion of paragraph 5.1.8 and replacing it with a new paragraph to provide greater clarification in respect of paragraph 5.1.7

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 20c Housing Land Strategy**

No modifications are proposed.

The Reporter agreed with the housing land requirement figures, including the reallocation of 10% from Kinross to Perth Housing Market Area, the 10% windfall allowance, and the 15% small sites allowance in the Highland area.

It is worth noting that the Reporter comments that there is no doubt that there is a generous supply of housing land allocated in each housing market area. The Reporter also accepts that current short term marketability issues cannot be solved by releasing further land.

Following clarification in respect of updates to the housing land supply calculation tables, the Reporter confirmed that there is no recommendation to include updated tables in the Plan.

#### **Issue 20d: Effectiveness of Strategic Sites**

No modifications are proposed.

The Reporter states that no party has challenged that Almond Valley is not effective. The Council's commitment to deliver the first phase of the Cross Tay Link Road (CTLR) benefits this site's delivery and it is considered effective. Site H70 Bertha Park is also considered to be effective to deliver 750 houses in the plan period for these same reasons.

A larger designation at H70 Perth West was not considered effective due to the requirement for a new grade-separated junction to the A9 trunk road. Detailed investigations into the implications of this access in terms of landscape, visual, ecological and archaeological impacts have not taken place so the Reporter states it is not possible to conclude that the wider site is effective. The smaller site to the north has been assessed in terms of traffic and no party has challenged its effectiveness. The greenbelt boundary has not been altered and the site remains within the settlement boundary as white land so as to preserve its development potential.

Site H15 Oudenarde and Site H29 Scone are both considered effective during the plan period although due to H29 requiring the delivery of the CTLR, the Reporter concludes it is only effective to deliver 100 units during the Plan period.



#### **Issue 20e HMA Specific Housing Strategy Issues**

The Reporter recommends a minor modification to the Perth Area Spatial Strategy to remove the diagram of the Perth Core Area. The Reporter agreed that the plan must follow the location priorities set out in TAYplan when identifying land allocations.

No SEA or HRA implications arising from the Reporter's recommendation have been identified.

#### **Issue 20f Greenfield Land and Housing Density**

The Reporter recommends that the proposed density ranges table and associated text in the spatial strategy section of the plan should be removed. In addition a column should be inserted for each housing allocation indicating the expected density for the development. However following a request for clarification on the latter point the Reporter has indicated that the Council may proceed with this modification without the inclusion of an additional density range column for each housing allocation.

Minor modifications are recommended to Policy PM1 to include reference to densities.

No SEA or HRA implications arising from the Reporter's recommendations have been identified.

#### **Issue 24 Perth Area (within Core) Transport Infrastructure**

No modifications are proposed.

The Reporter agrees that the issue of developer contributions in relation to funding transport infrastructure should be considered through Supplementary Guidance.

The Reporter concludes that the CTLR and associated City Enhancements Packages cannot reasonably be considered as a committed project during the lifetime of the Local Development Plan due to uncertainty over the availability of funding. While no specific change to the Plan is recommended, this has had significance for the examination of the suitability and effectiveness of a number of proposed development sites and will have longer term implications for the next Local Development Plan review.

The Reporter considers the development embargo on the A85, A93 and A94 corridors to be proportionate and reasonable.

#### **Issue 46: Whole Plan Issues**

##### **Glossary – Town centres**

The Reporter recommends a modification to the Glossary to refer to 'Local Development Plans' rather than 'Local Plans'. This is a minor factual update to clarify the Glossary.

**Glossary – Commercial Centre**

The Reporter recommends a modification to include a definition for the term 'Commercial Centre' in the Glossary to reflect Scottish Planning Policy. The addition of this definition helps provide clarity to the Plan.

**Glossary – Retail Park**

The Reporter recommends a modification to the definition of 'Retail Park' in the Glossary to refer to "out of town centre" rather than "off centre". This is a minor factual update to clarify the Glossary.

**Maps**

The Reporter recommends a modification that the landward maps for each of the Plan's sub-areas should include the location and extent of locally designated areas that are protected by Policy NE1C. This modification is to clarify the areas in which Policy NE1C would apply and help provide clarity to the Plan.

**Clarity**

The Reporter recommends a modification to paragraph 9.1.12 to include an additional sentence to highlight which settlements are within the Lunan Lochs Catchment Area. This additional sentence will help provide clarity to the Plan.

No SEA or HRA implications arising from the Reporter's recommendation have been identified.

## PERTH AREA

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<p><b>21 Perth Strategic Development Area – West/North West Perth</b></p>	<p>Almond Valley</p>	<p>No modification is proposed to the Plan</p>	<p>Modify plan to include Almond Valley Village as a site for development H73 using the boundary established for the planning application. The site to be developed by way of a masterplan with specific developer requirements to include amongst others</p> <ul style="list-style-type: none"> <li>• Flood risk assessment</li> <li>• Road link from E38 to H7 across Almond</li> <li>• Network of paths and cycle routes</li> <li>• New primary school provision</li> <li>• Investigation of district heating system</li> <li>• Green corridors</li> </ul> <p>700 units by 2024 and 800 thereafter</p>	<p>Most significant modification to the Proposed Plan. The Reporter did not agree with the position of the Council and found that the site was effective, capable of delivering 1500 houses and making a significant contribution to the A85/A9 junction improvements</p>	<p>Previously assessed in SEA. Planning application included EIA mitigation to be incorporated into masterplan</p>
	<p>E38 Ruthvenfield Road</p>	<p>If the Reporter was so minded the Council would have no objection to the proposed modification to the site specific developer requirements requiring a Flood Risk Assessment</p> <p>It the Reporter was so minded the Council would have no objection to the Site Specific Developer Requirements being modified to include 'Green</p>	<p>Add two additional site-specific developer requirements to read as follows:</p> <p>"Masterplan and phasing to incorporate a suitable road access through the site into site H73 (Almond Valley Village, confirmed after clarification by the Reporter) and thence into Site H7."</p> <p>"The developable area of the site is likely to be constrained by flood risk. A flood risk assessment will be required."</p>	<p>The Reporter did not agree with the position of the Council in relation to the Green corridor but agreed the masterplan and flood risk requirements</p>	<p>No</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
		<p>corridors in particular along the Lade, River Almond and River Tay to link the site with Perth and wider countryside</p>			
	H7 Bertha Park	<p>If the Reporter was so minded the Council would raise no objections to the modifying of the Site Specific Developer Requirements to recognise the constraint the existing 275kV and the future 400kV line will place on the development of site H7.</p> <p>If the Reporter was so minded the Council would raise no objections to the inclusion of SNH in the list of participants in the Action Programme for the development of a Masterplan.</p> <p>If the Reporter is so minded, the Site Specific Developer Requirements should be amended to incorporate mitigation measures as set out in the Habitats Regulations Appraisal and Appropriate Assessment.</p>	<p>Modify the fourth site-specific developer requirement to read as follows:  <i>"Development shall be phased with the delivery of the Cross Tay Link Road. The first phase of development (for not more than 750 homes and a secondary school) shall not commence until the first phase of the Cross Tay Link Road, linking the site to the A9/A85 junction, has been provided."</i></p> <p>Modify the eighth site-specific developer requirement to read as follows:  <i>"Protection and enhancement of biodiversity."</i></p> <p>Modify the 10th site-specific developer requirement to read as follows:  <i>"New secondary school with potential to provide an all-through school/campus."</i></p> <p>Add two additional site-specific developer requirements to read as follows:  <i>"Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the</i></p>	<p>The Reporter decided not to modify the Plan in relation to power lines but clarified that the development shall not commence until the first phase of the CTRLR has been provided. The Reporter accepted the suggested modifications in relation to the masterplan and HRA</p>	<p>No SEA implications/as per mitigation measures</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	H70 Perth West	<p>If the Reporter is so minded the Site Specific Developer Requirements should be amended to replace 'Enhancement of biodiversity' with 'Enhancement and protection of biodiversity'.</p> <p>If the Reporter was so minded the Council would raise no objection to the first Site Specific Developer Requirement being modified to read "A Masterplan will be required for the comprehensive development of this site. The first stage of this process will be to establish broad landuse and place making principles for the site..." and also include "a framework of new native planting/green network and woodland corridors" and "protected species surveys".</p>	<p>River Tay Special Area of Conservation.' <i>'Where the development of the site is within 30 metres of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.'</i></p> <p>The plan is modified so that there is a significant reduction in the size of the site to approximately the northern third of the original and with the total numbers reduced to 550 houses (by 2024).Development not to take place until the A9/A85 junction improvements are complete.</p> <p>The Reporter has confirmed following clarification that the site is to be developed by a masterplan and the following sentence should be added to either paragraph 5.2.2 Spatial Strategy Considerations or inserted after the Perth West housing site table. <i>"The area of white land to the south of H70 is excluded from the Green Belt and included within the settlement boundary so as to preserve its development potential, which could come forward through a planning application during the plan period."</i></p>	<p>The Reporter did not agree with the position of the Council</p>	<p>No</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<b>22 Perth Area Green Belt</b>	Kinnoull Hill boundary	Housing site H3 and its associated Green belt boundary be extended to allow additional housing and community facilities. The remaining boundary to be unaltered (reps related to 2 sites at Corsiehill, Fairmount Terrace, Fairmount Road, and St Mary's monastery)	Modify the plan in line with the council's recommendation	The Reporter's recommendation reflects that of the Council.	No
	Perth City Boundary	The Green Belt be reduced to allow H70 to be extended	No modification to Plan in relation to the Green Belt. However the size of H70 has been reduced (see issue 21) with majority of the former site shown as white land outside the Green Belt boundary	The Reporter did not agree with the position of the Council	No
	Outer Green Belt boundary	Green belt boundary altered to allow additional development at Pitcaimgreen	No modification to Plan	The Reporter did not agree with the position of the Council	No
	Outer Green Belt boundary	Green Belt boundary at Spoutwells Scone altered to allow additional development	No modification to the Plan but the area could be looked at again in a future review of the plan	The Reporter did not agree with the position of the Council	No
	Outer Green Belt boundary	Green belt boundary on the south east side of Scone (Pickstonhill) altered to allow development in the long term	No modification to the Plan but the area could be looked at again in a future review of the Plan	The Reporter did not agree with the position of the Council	No
	Outer Green Belt boundary	Green belt boundary altered to exclude Balboughty steadings to allow future development	No modification to the Plan	The Reporter did not agree with the position of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<b>23a Perth City Proposal</b>	H4 Marshalling Yards Tulloch	The masterplan be required to explore the potential of an extended site to south and west	No modification to the plan as there was too much uncertainty over the loss of open space and football pitch though the matter could be looked at again in a future review. Also a drafting error should be corrected and the text relating to the site should be relocated to be adjacent to site H3 as it is a housing site.	The Reporter did not agree with the position of the Council	No
	MU1 Broxden	No modification to the plan	The site be extended to the south and east to include an area for mixed use at Pitheavlis reflecting a more flexible range of uses for the site than uses allowed under the employment designation. The masterplan to include the extended site.	The Reporter did not agree with the position of the Council	No
	E1 The Triangle Dunkeld Road	A flood risk assessment is a developer requirement	A flood risk assessment is a developer requirement which will define the developable area of the site.	The Reporter's recommendation reflects that of the Council	No
	E2 Broxden	Extend the site to the east	Extend the site to the east to include the former Broxden farm house	The Reporter's recommendation reflects that of the Council	No
	E3 Arran Road	A flood risk assessment is a developer requirement	A flood risk assessment is a developer requirement which will define the developable area of the site.	The Reporter's recommendation reflects that of the Council	No
<b>23a Perth City Proposal</b>	H2 St John's School	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No
	H3 Gannochy Road	The site be extended to the north and east for 50 affordable houses and community facilities	Extend the site for 50 affordable houses investigate on site community facilities and a flood risk assessment is required which will define the developable area of the site. Update table at 5.1.11 Subsequent alterations to the Green Belt are dealt with under Issue 22.	The Reporter's recommendation reflects that of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Op7 Newton Farm	A flood risk assessment is a developer requirement	The site should be identified for housing (H71) for 100 units, consequential modifications to para 5.1.11. Masterplan to deal with phasing and flood risk assessment to determine developable area	The Reporter did not agree with the position of the Council and the site is identified solely for housing	No
	Op8 Friarton Road	A flood risk assessment is a developer requirement	A flood risk assessment is a developer requirement which will define the developable area of the site.	The Reporter's recommendation reflects that of the Council	No
	Op 2 Thimblerow Car Park	A flood risk assessment is a developer requirement	A flood risk assessment is a developer requirement which will define the developable area of the site. Any scheme to incorporate an element of car parking.	The Reporter's recommendation reflects that of the Council but also requires an element car parking	No
	Op 9 Bus Station Leonard Street	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No
<b>23b Perth City New sites</b>	Friarton Quarry	No modification to the plan	No modification to the plan Site identified for employment uses	The Reporter's recommendation reflects that of the Council	No
	Riggs Road	No modification to the plan	No modification to the plan. Sites should be identified for employment uses	The Reporter's recommendation reflects that of the Council	No
	Murray Royal Hospital	No modification to the plan	No modification to the plan. Site identified as white land policy RD1 applies	The Reporter's recommendation reflects that of the Council	No
	Mount Tabor Road	No modification to the plan	No modification to the plan. Site identified as open space	The Reporter's recommendation reflects that of the Council	No
	City Hall	No modification to the plan	No modification to the plan. The plan framework is sufficiently flexible for a range of options	The Reporter's recommendation reflects that of the Council	No
	Pedestrian Bridge over Tay	No modification and it should not be identified	No modification to the plan (though a laudable aspiration) As there is no finance for the project it should not be shown in the plan	The Reporter's recommendation reflects that of the Council	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Former nurses home Taymount Terrace	No modification to the plan	No modification to the plan. Any development should be considered against RD1	The Reporter's recommendation reflects that of the Council	No
	Auction Mart	Site has planning permission and should be identified as a commercial centre	Remove the employment land designation from the site and show as white land as other out of centre retail such as Tesco, Edinburgh Road	The Reporter did not agree with the position of the Council	No
<b>25a Perth Area (within Core) North Settlements</b>	Luncarty south H27	Mitigation to take account of representation by SNH.	Increase the number of houses to 300 by 2024 with an acceptance that the overall number will be more. The total numbers will be determined by a masterplan. The design of the A9 junction and river crossing required to be approved before more than 300 houses are allowed. Developer requirements to deal with SAC and archaeology.	The Reporter did not agree with the position of the Council and increased the numbers from 70 to 300 by 2024 removing restriction relating to CTRL	No
	Stanley sites H30, H31, H32 & H34	Add requirement for a flood risk assessment for H30	Increase numbers to 280 built by 2024, with development phased to ensure that there is adequate infrastructure add a flood risk requirement for H30	The Reporter did not agree with the position of the Council and increased from 180 by 2024	No
<b>25b Perth Area (within Core) East Settlements</b>	Balbeggie	Extend settlement boundary at Burn Bank Farm and correctly show the recycling centre. Extend the boundary along the Abernyte Road. Include "the cottage" in H13 designation	Extend settlement boundary at Burn Bank Farm and correctly show the recycling centre. Include "the cottage" in H13 designation. (in conclusions)	The Reporter opted not to modify the Plan in relation to the Abernyte Road boundary but accepted the other suggestions	No
	Kinfauns site RT1 park and ride site	No modification to the Plan	Add developer requirement "a transport assessment with appropriate attention to the impact of vehicular emissions, noise and light pollution on nearby properties."	The Reporter did not agree with the position of the Council as the detailed design for the site is not finalised.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Perth Airport settlement	No modification to the plan	No modification to the plan	The Reporters recommendation reflects that of the Council.	No
	Perth Airport MU3	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council.	No
	Scone H29	No modification to the Plan	Permit 100 houses to be constructed in advance of the CTLR becoming a committed project. The first stage of the master planning process will establish broad land use and placemaking principles	The Reporter did not agree with the position of the Council but supports the embargo until the CTLR is a committed project	No
	MU4 Angus Road	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council.	No
	Op22 Glebe school	No modification to the plan	No modification to the plan	The Reporters recommendation reflects that of the Council	No
	Woolcombe Square open space The reporter has clarified the location as east of Stormont Road	The site has been granted permission for housing.	The site east of Stormont Road be identified as open space to give an indication of future development potential should the permission not be implemented	The Reporter did not agree with the position of the Council	No
<b>25c Perth Area (within Core South Settlements</b>	Bridge of Earn/ Oudenarde New rail halt	No modification to the plan	New sentence added to text to clarify that <i>"The development will be required to provide a new rail station, subject to this receiving funding and support from Transport Scotland."</i>	The Reporter did not agree with the position of the Council though the issue is already dealt with through the masterplan and draft s75 agreement	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	H14 Old Edinburgh Rd/ Dunbarney Rd	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No
	H15 Oudenarde	Requirement for a flood risk assessment added to developer requirements	Flood risk assessment added to requirements	The Reporter's recommendation reflects that of the Council	No
	H72 New site south of Kintillo Road	New site should be identified as previous ownership issues appear to have been resolved	Add new site H72 for 70 units south of Bridge of Earn	The Reporter's recommendation reflects that of the Council	No (site is an extension to H14)
	Kilgraston School	No modification to the plan	No modification to the plan Kilgraston school should not be part of the settlement	The Reporter's recommendation reflects that of the Council	No
<b>25d Perth Area (within Core West Settlements)</b>	Almondbank E5 and E6	No modification to the Plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No
	Almondbank new site to north of black bridge	No modification to the Plan	No modification to the Plan	The Reporter's recommendation reflects that of the Council	No
	Pitcairngreen	The village boundary and green belt be extended in the south east to allow further development	No modification to the plan	The Reporter did not agree with the position of the Council See also 22 relating to Green Belt boundary	No
	Methven	A small site be identified in the centre of Methven on the south side of the A85 for residential development	No modification to the plan. The site is a logical area to round off the settlement but it has not been given publicity and further housing sites are not required.	The Reporter did not agree with the position of the Council	No
	Methven To the north of Strathview Place	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No
	Methven to the north of College Road	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Methven mixed site at western entrance	No modification to the plan	No modification to the plan	The Reporter's recommendation reflects that of the Council	No
<b>26a Perth Area (outwith Core) North Settlements</b>	Bankfoot	If the Reporter was so minded the Council would have no objection to incorporating the mitigation measures as set out in the Habitats Regulations Appraisal.	Modify the Spatial Strategy Considerations text by adding:  "A Construction Method Statement shall be provided where a development site will affect a watercourse. The methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.  Where a development site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation."	The Reporters recommendation reflects that of the Council	No
	Bankfoot new sites	There are significant issues with further development of Bankfoot. No modification proposed.	No modifications.	The Reporter's recommendation reflects that of the Council	No
	Burrelton / Woodside	The boundary is a logical extension to the settlement. No modification proposed.	Modify the settlement boundary at the north of Manse Road and the southern side of Whitelea Road to reflect that in the Perth Area Local Plan.	The Reporter did not agree with the position of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	E8 Burrelton / Woodside	If the Reporter was so minded the Council would have no objection to a Flood Risk Assessment being added as a site specific developer requirement.	Modify the site specific developer requirement by the addition of the following:  <i>"A flood risk assessment will be requirement to inform the scale, layout and form of the development. No built development should take place on the functional flood plain or within an area of known flood risk."</i>	The Reporter's recommendation reflects that of the Council	No
	H16 Burrelton / Woodside	Together with H16 these are the best sites for expansion of the village. No modification proposed.	Delete site H16 and modify the settlement boundary at this point to follow the boundary identified in the adopted Perth Area Local Plan.	The Reporter did not agree with the position of the Council	No
	H17 Burrelton / Woodside	Site will assist in the creation of a more robust settlement boundary. No modification proposed.	No modification.	The Reporter's recommendation reflects that of the Council	No
	Burrelton /Woodside new sites	The sites proposed to the south and west would not comply with the TAYplan spatial strategy. No modification proposed.	No modifications.	The Reporter's recommendation reflects that of the Council	No
	E9 Dalcrue	This is an existing employment site. No modification proposed.	No modifications.	The Reporter's recommendation reflects that of the Council	No
	Damside / Saucher	Settlement boundary identified to give some structure to the future development of the area and create a sense of cohesion. No modification proposed.	Delete settlement boundary and statement for Damside / Saucher.	The Reporter did not agree with the position of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Guildtown	Existing planning consents plus white land opportunities provide sufficient expansion for the life of the Plan. No modification proposed.	No modifications.	The Reporters recommendation reflects that of the Council	No
	H35 Wolfhill	H35 considered a reasonable expansion of Wolfhill. No modification proposed.	Delete site H35 and adjust settlement boundary.	The Reporter did not agree with the position of the Council	No (acknowledge deletion)
	Wolfhill new sites	If the Reporter was so minded the Council would have no objection to the identification of this site.	No modification.	The Reporter opted not to modify the Plan	No
<b>26b Perth Area (out with Core) East Settlements and Landward Sites</b>	Preliminary matters		The reporter recaps some of the principles of TAYplan, which set the strategic framework for the LDP. One of the main points of which states that the Perth Core Area is the location for the majority of development in the Perth housing market area. Following clarification, the reporter has confirmed that a large scale land release in the Carse of Gowrie would prejudice the delivery of the Strategic Development areas and is therefore contrary to TAYplan	While not directly related to modifications this is a useful definitive strategy interpretation. In relation to the any future development in the Carse of Gowrie	
	Errol, representations some seeking residential allocations, and some seeking restrictive amendments	No change to the Plan. Not in the Perth Core Area. Various textual changes are unnecessary or covered elsewhere	Minor amendment to wording in paragraph 5.17.1 to delete the word "principal".	The Reporter's recommendation reflects that of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Errol Airfield / Grange settlement, representation seeking enlarged allocation for residential development.	No change to the Plan. Not in the Perth Core Area. Without any local services at Errol Airfield / Grange, the scale of development proposed is too large.	No modifications to the plan.	The Reporter's recommendation reflects that of the Council	No
	Errol Airfield / Grange H21, representations seeking removal of site, or inclusion of new site-specific developer requirement regarding flood risk	No change to the Plan. However should the reporter be so minded, the Council would have no objection to an additional developer requirement for a flood risk assessment.	Flood risk assessment added to requirements	The Reporter's recommendation reflects that of the Council	No
	Errol Airfield / Grange new sites, two representations seeking large residential allocations	No change to the plan. Changes to show sites with planning consent are unnecessary. The scale of development proposed in both cases is too large.	No modifications to the plan.	The Reporter's recommendation reflects that of the Council	No
	Inchture H24, representations seeking increased density at the site, and the site's removal	No change to the Plan. The site is in the settlement boundary and can be supported by the settlement's services.	No modifications to the plan. Notes that increased density would be inappropriate.	The Reporter's recommendation reflects that of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Inchture new site, representation seeking an additional allocation for residential use	No change to the Plan. The village has only limited capacity to support expansion and the proposal for one small site in the settlement boundary best meets these requirements.	No modifications to the plan. There is no evidence that the site would meet a specific local need or is necessary to regenerate the local economy.	The Reporter's recommendation reflects that of the Council	No
	Rait, representations seeking amendments to settlement boundary, one of which also seeks an allocation for residential use	No change to the Plan. The settlement boundary has been drafted with reference to the recently approved Conservation Area Appraisal and the changes sought would unacceptably alter the village character.	Modify the settlement boundary for Rait to follow, in the vicinity of Old Burnside Cottage and Weavers Cottage, that identified in the adopted Perth Area Local Plan	The Reporter did not agree with the position of the Council	No
	St Madoes / Glencarse, representations seeking allocations in the settlement, and east of Pitfour Castle	No change to the plan. For the Pitfour Castle representation, the suggested allocation would unacceptably alter the village character and the setting of the Category A listed building. The village has only limited capacity to support expansion.	No modifications to the plan. Release of land at Pitfour Castle would be contrary to the policies of TAYplan. Historic Scotland's position cannot be inferred from comments made on a previous planning application at the site.	The Reporter's recommendation reflects that of the Council	No
	New Landward Sites: Drums of Ardgraith Farm	No change to the plan. Inconsistent with TAYplan, Regional Transport Strategy, and Transport Scotland's Strategic Transport Projects Review.	No modifications to the plan.	The Reporter's recommendation reflects that of the Council	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	New Landward Sites: North Mains, Inchtute; Flawcraigs; East Megginch; and Inchmichael – seeking residential or employment allocations	No change to the plan.	No modifications to the plan. Highlights that the process of producing a Local Development Plan should not be confused with the assessment of a particular application for planning permission, whether this is at the pre-application stage or beyond.	The Reporter's recommendation reflects that of the Council	No
<b>26c Perth Area (out with Core) South Settlements and Landward Sites</b>	Aberargie	The boundary has been drawn as part of a strategy of allowing small scale development in the smaller settlements. No modification proposed.	Modify the settlement boundary to follow the delineated boundary in the adopted Perth Area Local Plan. Following clarification the Reporter has confirmed that the Adopted Perth Area Local Plan boundary is to be used.	The Reporter did not agree with the position of the Council	No
	Forgandenny – H22	The allocation is in line with the LDP's strategy of identifying small scale development sites in villages out with the core. Logical extension to the village. If the Reporter was so minded the Council would have objection to the proposed modification to the Site Specific Developer Requirements requiring a Flood Risk Assessment.	Delete site H22 from the Plan	The Reporter did not agree with the position of the Council	No. Acknowledge deletion of site

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Abernethy	<p>The population quoted reflects the 2001 census. It is accepted that it has increased since then, unfortunately the results of the 2010 census are not yet available but is estimated that the population is around 1470.</p> <p>With respect to the landowners not having been approached by developers this may be the case but the Plan should prepare for the future and this is therefore not of relevance.</p> <p>No modifications proposed.</p>	<p>At paragraph 5.4.1 delete "a population of 900"; insert, "with an estimated population of around 1470".</p>	<p>The Reporters recommendation reflects that of the Council and proposed minor amendment</p>	<p>No</p>
	Abernethy – H8	<p>If the Reporter is so minded the Council would have no objection to the proposed modifications to the Site Specific Developer Requirements requiring a specification to the Flood Risk Assessment requirements that no built development should take place on a functional flood plain, and a feasibility study regarding the channel restoration by removing the culvert be included.</p>	<p>Modification to delete site H22 from Plan as site ownership is a constraint that makes the site ineffective – SPP para 72 and PAN 2/2010)</p>	<p>The Reporter did not agree with the position of the Council</p>	<p>No</p>
	Abernethy – H9	<p>If the Reporter is so minded the Council would have no objection to the proposed modifications to the Site Specific Developer Requirements requiring a specification to the Flood Risk Assessment requirements that no built development should take place on a functional flood plain, and a feasibility study regarding the channel restoration by removing the culvert be included.</p>	<p>Add to the site-specific requirements at H9 a fifth requirements as follows: "<i>Flood Risk Assessment and no developmental flood plain or within an area of known flood risk</i>".</p> <p>Add to the site-specific requirements at H9 a sixth requirements as follows: "<i>A feasibility study to assess the potential for channel restoration by removing the culvert</i>".</p>	<p>The Reporter's recommendation reflects that of the Council</p>	<p>No</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Abernethy – H10	<p>Considered to be a logical extension to the settlement and creates a solid settlement boundary around it.</p> <p>No modification proposed.</p> <p>If the Reporter is so minded the Council would have no objection to the proposed modification reducing the site size to exclude the southern part of the site and updating the Plan to reflect this; site capacity would have to be adjusted to reflect the smaller site area.</p>	Delete H10 from the Plan	The Reporter did not agree with the position of the Council	No
	Abernethy – H11	<p>If the Reporter is so minded the Council would have no objection to the proposed modification reducing the site size to exclude the southern part of the site and updating the Plan to reflect this; site capacity would have to be adjusted to reflect the smaller site area.</p>	Delete H11 and replace as a Mixed Use opportunity	The Reporter did not agree with the position of the Council	No
	Abernethy new sites (Southfield Thorn Bank and Midfield)	No modification to the plan	Agrees with the Council that the plan should not be modified	The Reporters recommendation reflects that of the Council	No
	Glenfarg – H23	<p>If the Reporter is so minded the Council would have no objection to adding a Site Specific Developer Requirements advising developers that the HSE be re-consulted on the development of the site at planning application stage to ensure that there are no conflicting issues.</p>	<p>Add to the site-specific requirements at H23 a fifth requirement as follows: <i>“Re-consult the HSE on the development of the site at the planning application stage to ensure that there are no conflicting issues”.</i></p>	The Reporters recommendation reflects that of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<b>26d Perth Area (out with Core) West Settlements</b>	Clathymore – H19	The Council does not feel it is essential to add (drainage solution) to the Site Specific Developer Requirements but if the Reporter is so minded the Council would have no objection to this being inserted. If the Reporter is so minded the respondents suggested text (SNH rep 05211/25/046) should be added to the Plan.	<ol style="list-style-type: none"> <li>1.Delete from page 101, paragraph 5.12.2 and the reference to residential site H19 (including site-specific developer requirements) at the bottom of the page.</li> <li>2.Modify the inset map for Clathymore to delete site H19 and to redraw the settlement boundary along the north east boundary of the existing building group to exclude the land identified as site H19 from the settlement.</li> <li>3.Make consequential modifications to the table under paragraph 5.5.11</li> </ol>	The Reporter did not agree with the position of the Council (significant concern over sewage effluent overflow and no clarity as to how this would be addressed)	No
	Dunning settlement	Whilst the area in white is acknowledged to contribute to the separation there is development along road to the west so it's not as critical. Covered by RD1. No modification to the Plan.	Designate as Open Space all of the field to the west of the road between Dunning and Newton of Pitcairns.	The Reporter did not agree with the position of the Council	No
	Dunning - H20	Site specific Developer Requirements does require an enhancement of biodiversity at the site. No modification to the Plan.	Modify the inset map for Dunning on page 109 to show an area of indicative landscaping along the western as well as the northern site boundaries.	The Reporter's recommendation reflects that of the Council and Strengthens the requirements to provide generous landscape buffer.	
	Tibbermore settlement	Allow ribbon development to replicate urban form to the north side of the settlement. Council consider the settlement boundary should remain as proposed.	Modify the settlement boundary and green belt boundary on the inset map on page 148 to follow the northern edge of the C410 Tibbermore Road (incorrectly identified as the A85), omitting from the settlement any land to the south of that road.	The Reporter did not agree with the position of the Council	

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<b>27 Dundee Housing Market Area Settlements</b>	H25 and H26, and four other sites in and around Longforan. Representations seeking removal of the sites; improvements to infrastructure; and inclusion of alternative or additional sites	No modification is proposed to the plan. No change to plan, however should the Reporter be so minded to recommend modifying the plan, the Council would prefer to H25 to be retained over H26' and for none of the alternative or additional sites to be allocated for development.	Amend plan to delete sites H25 and H26. TAYplan presumes against land releases in areas surrounding the Dundee and Perth core areas, including the Carse of Gowrie. The proposed allocations at H25 and H26 would prejudice the successful delivery of Dundee's Western Gateway and would increase rather than decrease the need to travel in order to access regional and many local services. Other sites at the west and south of the village, and at Eastbank Farm would also be inappropriate. A site at Woodend is inside the settlement boundary.	The Reporter did not agree with the position of the Council.	No

## HIGHLAND PERTHSHIRE AREA

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
28a Highland Perthshire Area - Aberfeldy	E10 - Borlick	To provide greater clarity and transparency for applicants if the Reporter so minded the Council would not object to the proposed modifications to the Site Specific Developer Requirements to include 'Tree Surveys to accompany all applications'	Modify the site boundary on the Aberfeldy Settlement Map to exclude all the woodland area identified in the Ancient Woodland (see Schedule 4 document 439)	Although a different approach was taken, in essence, the Reporters recommendation reflects that of the Council.	No
	H37 – South of Kenmore Road	<p>1. Should the Reporter be so minded to modify the Site Specific Developer Requirements the Council would suggest the following wording be inserted: "Access should primarily be taken from A827 Kenmore Road and a secondary access should be sought from Duntaylor Avenue".</p> <p>2. Consider amending Site Specific Developer Requirements (SNH) to incorporate mitigation measures as set out in the HIRA would provide greater clarity and transparency for applicants. If Reporter is so minded the suggested additional text by the respondent (SNH) should be</p>	<p>1. Delete the site-specific developer requirement: "Access from Duntaylor Avenue and A827 Kenmore Road" and replace with "Access should primarily be taken from the A827 Kenmore Road and a secondary access should be sought from Duntaylor Avenue"</p> <p>2. Add the following requirements to the list of site-specific developer requirements:  <i>"Protection and enhancements of broadleaf trees and woodland within the site",  "Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the</i></p>	The Reporters recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
		added.	<p>impact of pollution and sediments so as to ensure no adverse effects on the River Tay Special Area of Conservation",</p> <p>"Where development is within 30 metres of the watercourse, an Otter survey should be undertaken and a special protection plan provided, if required, so as to ensure no adverse effects on the River Tay Special Area of Conservation",</p> <p>"Built form and layout of the site should respond appropriately to the landscape and strengthen the character of Aberfeldy as a distinctive place".</p>		
	New site – Moness House Hotel	Planning application which included open space. Still proposed that the open space designation on the site should be retained and reviewed by subsequent LDP. No modification.	Remove open space designation on the Aberfeldy Settlement map.	The Reporter did not agree with the position of the Council.  Minor modification to remove of open space designation.	No
<b>28b Highland Perthshire Area – Birnam and Dunkeld</b>	E12/E13 - Tullymill	In response to modifications proposed by SNH and SEPA the Council had no objections should the Reporter be so minded to include them in the Plan.	<p>1. Modify the fourth site-specific developer requirements to read: "<i>Built form and layout should respond appropriately to its sensitive location. Production and Design Statement to ensure that development is in keeping with the local landscape and to protect the integrity of the adjacent designated Dunkeld House Garden and Designed Landscape</i>".</p> <p>2. Add the following requirements to the list of site-specific developer requirements: "<i>Flood Risk Assessment</i>",</p>	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<b>28c Highland Perthshire Area - Pitlochry</b>	Settlement boundary at Manse Road, Moulin	Inclusion of this land within settlement boundary provides an opportunity for development which would be subject to policy HE3A which offers protection against undesirable development. No modification.	<p>Modify the settlement boundary on the Pitlochry Settlement map to exclude the fields between Manse Road and the A924 and revert to the settlement boundary shown in adopted HALP and Sch 4 doc 649.</p> <p>Reporter disagreed with the inclusion of the site due to the adverse impact on the setting of the Conservation area, landscape setting and character. The small contribution to the housing requirements, any such contribution would not outweigh the adverse impact of the development on the Moulin CA.</p>	The Reporter did not agree with the position of the Council.	No
	Settlement boundary at Duff Avenue, Moulin	Council agree to technical amendment	Modify the settlement boundary on the Pitlochry Settlement Map to properly reflect the southern boundary of 17 and 18 Duff Avenue.	The Reporter's recommendation reflects that of the Council.	No
	Open Space designations	Council would not oppose identification of various areas of open space identified within representation 10318/1/001 (Pitlochry Civic Trust)	On the Pitlochry Settlement Map, identify open spaces at the primary school, Delta Park, The Culic and in the Bobbin Mill Wood/Hospital Area to which Policy CF1 applies.	The Reporter's recommendation reflects that of the Council.	No
	H38 – Middleton of Fonab	Council no objection to proposed modification (by SEPA) to the Site Specification Developer Requirements requiring a Flood Risk Assessment.	Add "Flood Risk Assessment" to the list of site-specific developer requirements	The Reporter's recommendation reflects that of the Council.	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	H39 – Robertson Crescent	<p>If the Reporter was so minded to provide further clarification the following change to the wording is “Paths within the site should link to the existing core path network to further enable a largely off-road route to the High School”.</p>	<p>Replace the site-specific developer requirement “<i>Paths within the site linking to core path network and provide a largely off-road route to the High School</i>” with “<i>Paths within the site should link to the existing core path network to further enable a largely off-road route to the High School</i>”.</p>	<p>The Reporter’s recommendation reflects that of the Council.</p>	<p>No</p>
<p><b>29a Highland Perthshire Area – East settlements with proposals</b></p>	E11 - Ballinluig	<p>Council’s view is that the policy framework would be sufficient to prevent any adverse effects from development of this site, the issues now identified (SEPA, outcome of HRA) lead to an extremely high possibility that the site would be non-effective due to what are likely to be onerous mitigation measures. Accordingly the Council would not object if the Reporter was minded to delete this site from the plan.</p>	<p>Delete reference to employment site E11 and make appropriate changes to para 6.6.2. Remove designation E11 from Settlement Plan and make appropriate changes to settlement boundary. Make appropriate changes to table in paragraph 6.1.6 on page 151.</p>	<p>The Reporter’s recommendation reflects that of the Council.</p>	<p>No</p>
	H40 – Ballinluig	<p>Representations regarding woodland – addressed by clarifying the intentions of the Developer Requirements.</p> <p>If the Reporter is so minded the Council would not object to amendments to the Developer Requirements including the following wording ‘<i>In order to retain and enhance the woodland</i></p>	<p>Modify the boundary of site H40 on the Settlement Plan to exclude the area east of the fence line that runs across the site. Make appropriate adjustments to the size and description on page 171. The maximum capacity to be maintained at 45 housing units.</p> <p>Additional modification following clarification from Reporter that the Site Specific Developer Requirements should include the HRA mitigation</p>	<p>The Reporter did not agree with the position of the Council.</p> <p>Although this is different to the Council’s suggestion it essentially achieves the same purpose.</p>	<p>No</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
		<p><i>within the site, development on the site should be primarily concentrated on the western section of the site. Development on the eastern side of the site would be subject to an appropriate tree survey and management plan including any necessary mitigation measures to ensure the woodland and biodiversity on the site is protected and enhanced</i>’.</p>	<p>measures for the site as follows – ‘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.’</p>		
	Inver	<p>Council acknowledges the additional wording proposed and has no objection to the proposed form of words (Rep 05211/24/004).</p>	<p>Amend the first sentence of para 6.16.1 to read: ‘Inver is a small settlement located to the south west of Dunkeld within the River Tay (Dunkeld) National Scenic Area’.</p>	The Reporter’s recommendation reflects that of the Council.	No
	E14 - Inver	<p>The Council acknowledges the additional wording in Rep 05211/24/004 and has no objections to the following wording being added to the Site Specific Developer Requirements if the Reporter is so minded to accept the additional text: ‘Built form, layout and landscape framework to respond appropriately to its sensitive location and ensure development is in keeping with local landscape character’.</p>	<p>Add the following requirements to the list of site-specific developer requirements: ‘Built form, layout and landscape framework to respond appropriately to its sensitive location and ensure development is in keeping with local landscape character’. ‘Drainage from all development should ensure no reduction in water quality so as to prevent any adverse effects on the River Tay Special Area of Conservation’.</p>	The Reporter’s recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
		<p><i>'Drainage from all development should ensure no reduction in water quality so as to prevent any adverse effects on the River Tay Special Area of Conservation'.</i></p>			
	H44 - Murthly	<p>If the Reporter is so minded the Council would not object to the Site Specific Developer Requirements being amended to include a requirement for a flood risk assessment.</p>	<p>Delete reference to housing site H44 and make appropriate changes to paragraph 6.21.2. Remove designation H44 from the Settlement Plan and following clarification, make appropriate changes to the settlement boundary.</p>	<p>The Reporter did not agree with the position of the Council.</p>	No
<p><b>29b Highland Perthshire Area – West settlements with Proposals</b></p>	Fearnan employment site	<p>Should the Reporter be so minded the Council would not object to removal of the employment land designation but would suggest that the site remains in the settlement boundary, thus allowing the consideration of any future planning applications to be considered against Policy RD1: Residential Areas.</p>	<p>Delete reference to the quarry site from paragraph 6.13.2. Remove the employment land designation from the Settlement Plan.</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	No
	H41 - Fearnan	<p>The need for a new housing site in Fearnan has been reduced with the recent planning approval of 18 residential units at Tigh Na Loan. The Council would not object to the removal of this site and amendment to the settlement boundary to exclude this area.</p>	<p>Delete reference to housing H41 and make appropriate changes to paragraph 6.13.2. Remove designation H41 from the Settlement Plan and make appropriate changes to settlement boundary.</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Kenmore sports field	<p>If the Reporter is so minded the Council would not be opposed to the settlement boundary being amended and the recreational land being identified as open space under Policy CF1.</p> <p>If the Reporter is so minded, the Council would not be opposed to the addition of 'mid-market rent', as this is a recognised tenure of affordable housing and would be acceptable within the site, but would suggest that 'staff accommodation' is also appropriate.</p>	<p>Modify the settlement boundary on the Settlement Plan to include the sports field and adjacent recreational facilities. Designate as open space to which CF1 applies.</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	<p>No</p>
	H42 – Kenmore	<p>If the Reporter is so minded, the Council would not be opposed to the addition of 'mid-market rent', as this is a recognised tenure of affordable housing and would be acceptable within the site, but would suggest that 'staff accommodation' is also appropriate.</p>	<p>Modify the description of site H42 to read: "Size: 1.6ha; Number: 30 houses, 25% affordable, remainder low cost and/or mid-market housing or staff accommodation". Modify the boundary of the site as shown on the Settlement Map to include the whole area shown on Page 13 of Representation No. 00369/6/002.</p>	<p>The Reporter's recommendation reflects that of the Council in part but recommends an increase in size of site and number of properties due to increasing pressure for visitor accommodation in the area and a consequent need for accommodation for staff and local needs.</p> <p>The Reporter's recommendation reflects that of the Council.</p>	<p>SEA - Minor modification to amend site boundary HRA – minor modification to note extended boundary</p>
	Kenmore – New site (West of primary school)	<p>Should the Reporter be so minded to accept the issue raised in this Representation the Council would suggest an amendment to the settlement boundary to include this development.</p>	<p>Modify the settlement boundary on the Settlement Plan to include the whole of the housing site approved under planning permission ref. no, 03/02250/PPLB (see Sch 4 doc 024)</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	<p>No SEA HRA – minor modification to note planning permission</p>
	Kinloch Rannoch	<p>No modification proposed as the Council considered that Policy NE1B adequate to ensure that development does not adversely affect the NSA.</p>	<p>Modify the first sentence of paragraph 6.18.1 to read "Kinloch Rannoch is located at the east end of Loch Rannoch within the Loch Rannoch and Glen Lyon National Scenic Area".</p>	<p>The Reporter did not agree with the position of the Council.  Minor amendment as considered it to be appropriate to make reference to the NSA in the settlement description.</p>	<p>No</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	E15 – Kinloch Rannoch	Designation of the site seeks to encourage further employment opportunities and an expansion of existing employment land. No modifications proposed.	Delete reference to employment site E15 and remove designation from the Settlement Plan. Make appropriate changes to the table in paragraph 6.1.6 on page 151.	The Reporter did not agree with the position of the Council.	No
	H43 – Kinloch Rannoch	Should the Reporter be so minded the Council would not object to the deletion of the site from the Plan but would suggest the retention of the settlement boundary without change.	Delete reference to housing site H43 and make appropriate change to paragraph 6.18.2. Remove designation H43 from the Settlement Plan and make appropriate changes to the settlement boundary to align with the rear of the properties in Muirlodge Place.	Agreed with minor modification to remove site and following clarification, a recommendation to modify the settlement boundary to exclude the site to align with rear of existing properties.	No
<b>30 Highland Perthshire Area – Small settlements and Landward sites</b>	HRA combined response Acharn, Balnaguard, Camserney, Croftinloan/Donav ourd/East Haugh/Ballyoukan, Fortingall, Grandtully, Little Strathay, Little Ballinluig, Logierait, Tummel Bridge	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.	HRA combined response Add the following new Policy "EP15: Development within the River Tay Catchment Area" to the Proposed Plan (page 60): <i>"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/Donav ourd/East Haugh/Ballyoukan, Fortingall, Grandtully/Strathay/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.</i>	The Reporters recommendation reflects that of the Council.	SEA assessment – positive implications  No HRA

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>(a) Drainage from all development should ensure no reduction in water quality.</p> <p>(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.</p> <p>(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.</p> <p>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."</p>		
	Camserney	<p>If the Reporter was so minded to include the proposed modification (to the settlement boundary) it would raise no issues with the Council</p>	<p>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).</p>	The Reporter's recommendation reflects that of the Council.	No
	Grandtully, Strathtay, Little Ballinluig	<p>1.The settlement boundary has been redrawn in the most part to include features such as obvious fields boundaries and enclosures of sites and land. It is considered that there is sufficient provision within the Plan. No modifications.</p>	<p>1.Modify the settlement boundary on the Settlement Plan to exclude the area of land referred to in Representations Nos. 00306/1/002 &amp; 08988/1/013 (see Schedule 4 document 028).</p>	1.The Reporter did not agree with the position of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
		2.If the Reporter was minded the Council would not be opposed to the inclusion of the smaller 0.34ha of land to the north of Little Ballinluig within the settlement boundary.	2.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).	2.The Reporter's recommendation reflects that of the Council.	No
	Tummel Bridge	If the Reporter is minded the Council would raise no objection to the proposed modification (to the settlement boundary).	Modify the settlement boundary on the Settlement Plan to include the area of land referred to in Representation No. 00756/1.	The Reporter's recommendation reflects that of the Council.	No
	Weem and Boltachan	If the Reporter is minded the Council would have no objection to the proposed modification to the settlement boundary.	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)	The Reporter's recommendation reflects that of the Council.	No

## KINROSS-SHIRE AREA

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
31 Kinross-shire Area – Kinross/ Milnathort Settlement	Health Services	No modification is proposed to the Plan.	Not an issue for the LDP to address. No modification to Plan.	The Reporter's recommendation reflects that of the Council.	No
	Transport – Parking Milnathort Town Hall	No modification is proposed to the Plan.	The suggested site for car park provision is not available for use as a car park. No modification to Plan.	The Reporter's recommendation reflects that of the Council.	No
	Transport – Perth/ Edinburgh Rail Link	No modification is proposed to the Plan.	Not an issue for the LDP to address. No modification to Plan.	The Reporter's recommendation reflects that of the Council.	No
	Drainage and Waste Water Treatment Works capacity in Loch Leven – Paragraph 7.2.3 Infrastructure Considerations	No modification is proposed to the Plan.	Modification to reflect the current drainage position.  Modify the first section to read: <i>“As the settlements lie on the edge of Loch Leven, the Waste Water Treatment Works will require to be upgraded to allow future development needs. Any such upgrading works will need a consent to discharge from SEPA who will require to be satisfied that there would be no detriment to water quality in Loch Leven. Drainage from all development should connect to Public Waste Water Treatment Works.”</i>	The Reporter did not agree with the position of the Council. However this is a minor modification which aids clarity.	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Retail and Town Centre – Paragraph 7.2.2	No modification is proposed to the Plan.	Modify the third section to read: <i>"In the past a significant proportion of the food retail spend for the Kinross-shire area has leaked to Perth and towns in Fife, particularly Dunfermline and Glenrothes. However the Sainsbury's store in Kinross has improved this situation, and it is not anticipated that there will be a requirement for a further large supermarket in Kinross during the Plan period."</i>	The Reporter did not agree with the position of the Council.	No
	Milnathort – Paragraph 7.2.1	No modification is proposed to the Plan.	No modification to Plan.	The Reporter's recommendation reflects that of the Council.	No
	Separation between Kinross and Milnathort	No modification is proposed to the Plan.	No modification to Plan.	The Reporter's recommendation reflects that of the Council.	No
	Pipeline Consultation Zone	The Council would have no objection to the inclusion of the suggested wording in paragraph 7.2.3. No modification is proposed to the Plan.	Modify paragraph 7.2.3 to include: <i>"The north western periphery of the town lies within the HSE pipeline consultation zone."</i>	The Reporter's recommendation reflects that of the Council.	No
	Turfhill – Settlement Boundary	No modification is proposed to the Plan.	To reflect removal of employment sites E17 & E36 (see Issue 32) modify the settlement boundary shown on page 209 to exclude the land west of the M90 at Turfhill.	The Reporter did not agree with the position of the Council. The Reporter concluded that Kinross should not expand west of the M90 as it forms a defensible boundary for the settlement.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
32 Kinross-shire Area – Kinross/ Milnathort Employment Sites	Agricultural Land  E16	No modification is proposed to the Plan.  The Council would raise no issue in relation to modification regarding noise attenuation measures. No other modification is proposed to the Plan.	No modification to Plan.  Modify the site-specific developer requirements as follows: <i>'noise attenuation measures adjacent to the motorway should be well designed and co-ordinated with those at E18 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills.'</i>	The Reporter's recommendation reflects that of the Council.  The Reporter's recommendation reflects that of the Council.	No  No
	E17	The Council would not object to the Kinross/Milnathort settlement map on page 209 of the Plan being modified to clarify the identification of sites E17 and E36 within the settlement boundary.  The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer Requirements and the recommendations of the Habitats Regulations Appraisal be included. No other modification is proposed to the Plan.	Delete these proposed employment sites from the Proposed Plan. Make consequential modifications to the table under paragraph 7.1.6.	The Reporter did not agree with the position of the Council and concluded that Kinross should not expand west of the M90 as it forms a defensible boundary for the settlement. This reflects previous inquiry decisions.  While employment land is immediately available in the short term at South Kinross in the longer term there is limited opportunities for further employment land east of the M90. This may have a significant impact on the delivery of effective future employment land provision within the Kinross Area.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	E36	<p>The Council would not object to the Kinross/Milnathort settlement map on page 209 of the Plan being modified to clarify the identification of sites E17 and E36 within the settlement boundary.</p> <p>The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer Requirements and the recommendations of the Habitats Regulations Appraisal be included. No other modification is proposed to the Plan.</p>	<p>Delete these proposed employment sites from the Proposed Plan. Make consequential modifications to the table under paragraph 7.1.6.</p>	<p>The Reporter did not agree with the position of the Council and concluded that Kinross should not expand west of the M90 as it forms a defensible boundary for the settlement. This reflects previous inquiry decisions.</p> <p>While employment land is immediately available in the short term at South Kinross in the longer term there is limited opportunities for further employment land east of the M90. This may have a significant impact on the delivery of effective future employment land provision within the Kinross Area.</p>	No
	E18	<p>The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer Requirements and the recommendations of the Habitats Regulations Appraisal be included. No other modification is proposed to the Plan.</p>	<p>Modify the site-specific developer requirements as follows:  <i>"noise attenuation measures adjacent to the motorway should be well designed and co-ordinated with those at E16 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills.</i>  <ul style="list-style-type: none"> <li><i>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</i></li> </ul> </p>	<p>The Reporter's recommendation reflects that of the Council.</p>	No SEA implications/as per mitigation measures.

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>and sediment so as to ensure no adverse effects on Loch Leven Special Protection Area.</p> <ul style="list-style-type: none"> <li>The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall." </li></ul>		
	E20	No modification is proposed to the Plan.	<p>Modify the site-specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>"noise attenuation measures adjacent to the motorway should be well designed and co-ordinated with those at E16 and E18, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills."</li> </ul>	The Reporter's recommendation reflects that of the Council.	No
	E21	The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer Requirements. No other modification is proposed to the Plan.	<p>Modify the site-specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li>"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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</li> <li>The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall."</li> </ul>	The Reporter's recommendation reflects that of the Council.	No SEA implications/as per mitigation measures.

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	New Site	No modification is proposed to the Plan.	No Modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No
<b>33a Kinross-shire Area – Kinross/ Milnathort Large Housing Sites</b>	H46	If the Reporter considers that H46 is not an appropriate site for residential development the Council considers that its removal would not leave a shortfall in the effective land supply. If the designation is removed the land should remain in the settlement boundary and identified as Open Space Policy CF1.	Reporter identifies concerns regarding access to site and impact on Davis Park. Site not required to satisfy the housing requirement during the Plan period. Delete proposed housing site H46, and re-designate the land as open space (Open Space Policy CF1). Make consequential modifications to the table under paragraph 7.1.14.	The Reporter's recommendation reflects that of the Council.	No
	H47	The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer Requirements.  No other modification is proposed to the Plan.	Number of Units increased to take account of removal of Site H46 and make better use of greenfield land.  Changes to site specific developer requirements reflect comments from SEPA and SNH.  Increase proposed housing numbers to 260 (140 during Plan period). Make consequential modifications to the table under paragraph 7.1.14.  Add the following site specific developer requirements: <ul style="list-style-type: none"> <li>• <i>“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 so as to ensure no</i></li> </ul>	The Reporter's recommendation reflects that of the Council regarding changes to Site Specific Requirements.  The Reporter did not agree with the Council with regards to not increasing the proposed housing numbers but did agree that the housing numbers proposed by the developer were excessive. It is concluded that the proposed number of housing would reflect neighbouring areas and make the best use of greenfield land.	No SEA implications/as per mitigation measures.

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>adverse effects on Loch Leven Special Protection Area.</p> <ul style="list-style-type: none"> <li>The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses</li> </ul>		
	Op12	<p>The Council would have no objection to the modification of the Site Specific Developer Requirements to include 'New designs should consider the retention of the main school buildings.'</p> <p>No other modification is proposed to the Plan.</p>	<p>Preferred bidder for the site is seeking to use for residential so should be identified for this use.</p> <p>Re-designate Op12 as a residential site identified as H75, suitable for 70 residential units. Make consequential modifications to the table under paragraph 7.1.14.</p>	<p>The Reporter did not agree with the position of the Council that the site should remain identified for a variety of uses.</p> <p>The Council acknowledged that it would most likely be used for residential development so this modification reflects this position.</p>	No
	Op15	<p>The Council would raise no objection to the site uses including 'Primary School with Residential on the remainder of the site developed through a Masterplan'.</p> <p>The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Site Specific Developer Requirements.</p> <p>No other modification is proposed to the Plan.</p>	<p>The Reporter concluded that site was not considered for housing through the Main Issues Report and Proposed Plan so has not been consulted on. There is no requirement for additional housing sites so should not be identified for residential use.</p> <p>Changes to the site specific developer requirements reflect comments from SEPA and SNH.</p> <p>Add the following site specific developer requirements:</p> <ul style="list-style-type: none"> <li>"Flood Risk Assessment.</li> <li>Construction Method Statement to be provided where the development site will affect a watercourse. Methodology</li> </ul>	<p>The Reporter opted not to modify the Plan.</p>	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p><i>should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven Special Protection Area.</i></p> <ul style="list-style-type: none"> <li><i>The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall."</i></li> </ul>		
	New Site	No modification is proposed to the Plan.	No additional housing sites are required to satisfy the housing requirement during the Plan period. No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
<b>33b Kinross-shire Area – Milnathort Small Housing Sites</b>	H48	No modification is proposed to the Plan.	No modification is proposed.	The Reporter's recommendation reflects that of the Council.	No
	H49	No modification is proposed to the Plan.	No modification is proposed.	The Reporter's recommendation reflects that of the Council.	No
	H50	No modification is proposed to the Plan.	No modification is proposed.	The Reporter's recommendation reflects that of the Council.	No
	Op16	The Council's preferred position is for no modification to the Plan but if the Reporter was so minded the Council would have no objection to the site boundary of Op16 being	<p>Changes to site specific developer requirements reflect comments from SNH. Modify the site specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li><i>"Construction Method Statement to be provided where the development site will affect a watercourse. Methodology</i></li> </ul>	The Reporter opted not to modify the Plan with regard to the site boundary change as it was considered that the entire site should be planned in a	No SEA implications/as per mitigation measures.

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
		<p>modified to reflect the attached map (S4_Doc_178).</p> <p>If the Reporter is so minded the suggested additional text by the respondent, as detailed in the 'Modifications Sought' sections, should be added to the Site Specific Developer Requirements.</p> <p>No other modification is proposed to the Plan.</p>	<p><i>should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven Special Protection Area.</i></p> <ul style="list-style-type: none"> <li><i>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall."</i></li> </ul>	<p>comprehensive fashion. Planning permission has been granted for residential development on the site of Forth Wines which forms part of Op16 &amp; E19. This permission does not form part of an agreed wider plan for the entire site.</p> <p>The Reporters recommendation with regards to the Site Specific Developer Requirements reflects that of the Council.</p>	
	E19	<p>The Council's preferred position is for no modification to the Plan but if the Reporter was so minded the Council would have no objection to the site boundary of Op16 being modified to reflect the attached map (S4_Doc_178).</p> <p>If the Reporter is so minded the suggested additional text by the respondent, as detailed in the 'Modifications Sought' sections, should be added to the Site Specific Developer Requirements.</p>	<p>Changes to site specific developer requirements reflect comments from SNH. Modify the site specific developer requirements as follows:</p> <ul style="list-style-type: none"> <li><i>"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 so as to ensure no adverse effects on Loch Leven Special Protection Area.</i></li> <li><i>The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall."</i></li> </ul>	<p>The Reporter opted not to modify the Plan with regard to the site boundary change as it was considered that the entire site should be planned in a comprehensive fashion. Planning permission has been granted for residential development on the site of Forth Wines which forms part of Op16 &amp; E19. This permission does not form part of an agreed wider plan for the entire site.</p>	No SEA implications/as per mitigation measures.



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
34 Kinross-shire Area – Kinross/ Milnathort Opportunity Sites	Op10	<p>No other modification is proposed to the Plan.</p> <p>The Council would raise no issues with the site uses being modified to reflect the current situation.</p> <p><i>Op10 Market Park, 1ha, Green Space or Prestigious Tourism Development</i></p> <p><i>The site is of value to the setting of Kinross and will remain as green space unless a prestigious development is proposed which is deemed by the Council to enhance Kinross as a tourism destination and is compatible with existing neighbouring uses.</i></p> <p><i>Site Specific Developer Requirements</i></p> <p>⇒ <i>Transport Assessment.</i></p> <p>⇒ <i>Road and access improvements to the satisfaction of the Council as Roads Authority.</i></p>	<p>National Curling academy unlikely to proceed on this site. Reporter concludes that the site is highly valued in its present condition and should be retained.</p> <p>Delete site Op10, and identify the site as open space (Open Space Policy CF1).</p>	<p>The Reporter's recommendation with regards to the Site Specific Developer Requirements reflects that of the Council.</p> <p>The Reporter did not agree with the position of the Council.</p>	No

<b>Issue</b>	<b>Site name</b>	<b>Council's Recommendation</b>	<b>Reporter's Recommendation</b>	<b>Officer Comments</b>	<b>SEA/ HRA implications?</b>
	Op11	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	Op13	The Council's preferred position is for no modification to the Plan but if the Reporter was so minded the Council would have no objection to this opportunity being removed from the Plan and the site identified as white land within the settlement boundary.	Site has issues with regard to flooding. Delete site Op13.	The Reporter's recommendation reflects that of the Council.	No
	Op14	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	Op17	The Council would have no objection to this opportunity being removed from the Plan and the site identified as white land within the settlement boundary.	Site has issues with regard to flooding. Delete site Op17.	The Reporter's recommendation reflects that of the Council.	No
	Op18	The Council would have no objection to this opportunity being removed from the Plan and the site identified as white land within the settlement boundary.	Site has issues with regard to flooding. Delete site Op18.	The Reporter's recommendation reflects that of the Council.	No
	Op24	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
35a Kinross-shire Area – North and East Settlements with Proposals	Paragraph 7.11 – Hattonburn	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	H52	The Council would have no objection to the inclusion of the suggested wording into paragraph 7.11.3.  No other modification proposed.	Insert the following sentence within paragraph 7.11.3: <i>"The village is within the HSE pipeline consultation zone."</i>	The Reporter's recommendation reflects that of the Council.	No
	Op19	While the Council does not consider the additional wording is required if the Reporter is minded there would be no objection to the proposed modification.  No other modification proposed.	Modify site-specific developer requirements as follows: <ul style="list-style-type: none"> <li>• <i>"Protect and enhance existing woodland."</i></li> <li>• <i>A comprehensive woodland management plan (in consultation with Forestry Commission Scotland) and specific proposals for its implementation."</i></li> </ul> No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	Paragraph 7.17 – Scotlandwell/ Kilmagadwood	Whilst the Council considers the statement provides a background to the Plan if the Reporter was so minded no objection would be raised if it was removed.  No other modification proposed.	No modification proposed.	The Council's preferred position not to modify the Plan was agreed by the Reporter although the Council also indicated that it would be equally happy with a small change.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	H54	<p>The Council would have no objection to modifying the Site Specific Developer Requirements to include that development should be one and a half stories only.</p> <p>The Council would raise no objection to Site H54 being extended eastwards to reflect the attached plan and the site specific developer requirements to including the provision of a footpath link to Friar Place.</p> <p>The Council would have no objection to the proposed modification to the Site Specific Developer Requirements requiring a Flood Risk Assessment.</p> <p>No other modification proposed.</p>	<p>Modify site-specific developer requirements to add:</p> <ul style="list-style-type: none"> <li>• "Houses to be <i>maximum one and a half storeys in height.</i>"</li> <li>• <i>Flood risk assessment.</i>"</li> </ul>	<p>The Reporter's recommendation reflects that of the Council with regard to modifying the Site Specific Developer Requirements. The Reporter opted not to modify the Plan with regards to the increased site boundary.</p> <p>Following clarification, the Reporter agrees that the site reference should be H54.</p>	No
	New Sites – Scotlandwell/ Kilmagadwood	<p>No modification is proposed to the Plan.</p>	<p>No modification proposed.</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	No
<b>35b Kinross-shire Area – West Settlements with Proposals</b>	Paragraph 7.3 – Balado	<p>No modification is proposed to the Plan</p>	<p>No modification proposed.</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	E35	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	H51	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	Paragraph 7.4 – Blairingone	<p>No issue with the inclusion of the following after Paragraph 7.1.17:  <i>'Transport Infrastructure 7.1.18 The A977 is an important strategic route through Kinross-shire and the Council will support further traffic mitigation schemes between Blairingone and Kinross, including examining the need for a by-pass and potential line.'</i></p> <p>No issues with the identification of a site for 30 units within the settlement boundary but would not support these being identified as being part of the effective housing supply.</p>	<p>Add an additional paragraph after Paragraph 7.1.17: <i>"Transport Infrastructure 7.1.18 The A977 is an important strategic route through Kinross-shire and the Council will support further traffic mitigation schemes between Blairingone and Kinross, including examining the need for a by-pass and potential line."</i></p> <p>Identify the land at Blairingone (the portion of Site B in the Main Issues Report which lies within the settlement boundary in the Proposed Plan) as a housing site H74 for 30 units.</p>	<p>The Reporter's recommendation reflects that of the Council.</p> <p>Following clarification, the Council will attach SSDR's in respect of onsite affordable housing and road and access improvements.</p>	Housing site allocation will need to be acknowledged in SEA HRA update.
	E22	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Paragraph 7.15 – Powmill	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	H53	No issue with the Site Specific Developer Requirements being amended to state the following: <i>'Masterplan submitted at the time of any planning application looking at the entire village to ensure built form and layout respond appropriately to the landscape and strengthen Powmill as a distinctive place. Contribution to the development of the core paths network through the site and encourage the provision of an off road route between the site and Gartwhinzean Feus.'</i>	Reduce the allocation at H53 to restrict the site to the north side of the A977 (30 units), delete the reference to serviced business land, and following clarification, modify the settlement boundary and site-specific developer requirements accordingly.	The Reporter did not agree with the position of the Council. The Reporter sought to better reflect the strategy of TAYplan and allocate the majority of new housing in settlements with a range of facilities which it was considered that Powmill did not meet the relevant criteria so was only suitable for limited growth. Clarification sought from the Reporter as to the extent of the modified settlement boundary. The Reporter has confirmed that the modified boundary as proposed by the Council accurately reflects his recommendations.	No SEA or HRA implications as larger site has been assessed.
	Paragraph 7.16 – Rumbling Bridge	While the Council does not consider that a modification should be made but the Council would have no objection to the settlement boundary being modified to reflect R2 on the Fossoway Strategy Groups map. No other modification proposed.	Modify the settlement boundary for Rumbling Bridge to include the area defined as R2 by the Fossoway Community Strategy Group (Schedule 4 document 034).	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	E24	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
	New Sites – Rumbling Bridge	No modification is proposed to the Plan.	No modification proposed.	The Reporter's recommendation reflects that of the Council.	No
<b>36 Kinross-shire Area – Small Settlements and Landward Sites</b>	Carnbo	The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Infrastructure Considerations at paragraph 7.5.3.	Amend the first sentence of the Infrastructure Considerations section (paragraph 7.5.3, page 215) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i>	The Reporter's recommendation reflects that of the Council.	No
	Cleish	The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Infrastructure Considerations at paragraph 7.6.3. No issues raised regarding revised wording of paragraph 7.6.1.	Amend the first sentence of the Infrastructure Considerations section (paragraph 7.6.3, page 216) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i>	The Reporter's recommendation reflects that of the Council.	No
	New Sites - Cleish	No modification is proposed to the Plan.	Revision to paragraph 7.6.1. No modifications proposed.	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Crook of Devon	No modification is proposed to the Plan.	No modifications proposed.	The Reporter's recommendation reflects that of the Council.	No
	New Sites – Crook of Devon	The Council would not consider it appropriate to designate land at Schiehallion as a new site due to the unresolved issues relating to flooding and noise but would raise no objection to the land being included within the settlement boundary. No other modifications proposed.	The site at Schiehallion, north west of Crook of Devon, should be included within the settlement boundary.	The Reporter's recommendation reflects that of the Council.	Modified boundary will need to be acknowledged in SEA HRA update.
	Drunzie	No modification is proposed to the Plan.	No modifications proposed.	The Reporter's recommendation reflects that of the Council.	No
	Glenlomond	The Council would be comfortable with paragraph 7.9.3 being corrected to 'Drainage from all development should connect to Private Waste Water Treatment Works.' No other modifications proposed.	The text at paragraph 7.9.3 should be corrected to "Drainage from all development should connect to Private Waste Water Treatment Works."	The Reporter's recommendation reflects that of the Council.	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Greenacres	The suggested additional text by the respondent, as detailed in the 'Modifications Sought' section, should be added to the Infrastructure Considerations at paragraph 7.10.3.	Modify the first sentence of the Infrastructure Considerations section in line with Council recommendation. (paragraph 7.10.3, page 221) as follows: <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i>	The Reporter's recommendation reflects that of the Council.	No
	Keltybridge /Maryburgh	The Council would consider a modification to the settlement boundary to exclude the area designated as a Garden and Designed Landscape.	The settlement boundary on page 224 should be adjusted to exclude the area which is designated as a Garden and Designed Landscape.	The Reporter's recommendation reflects that of the Council.	No
	New sites – Keltybridge /Maryburgh	No modification is proposed to the Plan.	No modifications proposed.	The Reporter's recommendation reflects that of the Council.	No
	Kinnesswood	No modification is proposed to the Plan.	Modify the settlement boundary to exclude the area of land at Bishop Terrace referred to in paragraphs 7.13.2 and 7.13.3 of the Proposed Plan.  Delete the second sentence of paragraph 7.13.2 of the Proposed Plan beginning <i>"Adjacent to Bishop Terrace..."</i> , and the final sentence of paragraph 7.13.3 beginning <i>"Development of the land at Bishop Terrace..."</i> .	The Reporter did not agree with the position of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Wester Balgedie	<p>The Council would have no issue with the settlement boundary removing the triangular area to the south of the settlement shown on S4_Doc_367.</p> <p>Paragraph 7.18.3 modified to reflect the outcomes of the Habitats Regulation Assessment.</p>	<p>Modify settlement boundary to exclude triangular area shown on S4_Doc_367.</p> <p>Modify the first sentence of the Infrastructure Considerations section (paragraph 7.18.3, page 236) as follows:  <i>"The settlement lies within the Loch Leven Catchment Area and drainage from all development should provide appropriate mitigation measures in line with the requirements of Policy EP7 so as to ensure no adverse effects on Loch Leven Special Protection Area."</i></p> <p>No modifications proposed.</p>	The Reporter's recommendation reflects that of the Council.	No
	New Landward Sites	No modification is proposed to the Plan.	No modifications proposed.	The Reporter's recommendation reflects that of the Council.	No

## STRATHEARN AREA

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
37 Strathearn Area - Auchterarder	Land at Abbey Park, Auchterarder, representation seeking amendment to settlement boundary	Should the reporter be so minded, the Council would have no objection to an amendment to the settlement boundary to be consistent with planning consent 12/00285/FLM.	Modify the settlement boundary to include the area that has planning permission.	The Reporter's recommendation reflects that of the Council.	No
	Auchterarder Development Framework sites, representation seeking contribution to community facilities	No change to the Plan because the Supplementary Guidance provides for a contribution to community facilities in the town	The development consortium responsible recognises that the housing proposals in the Development Framework will impact on the level of existing service provision provided by community facilities as well as a wide range of other resources such as parking provision and footpath networks. Consequently, it has been agreed that a contribution to community facilities should be made by way of a commuted payment per house to be used by the local authority to improve the wider community assets over the life of the development	The Reporter did not agree with the position of the Council.	No
	E25 employment site, representations seeking reduction in site area and/or reallocation of original employment site	No change to the Plan. E25 is flatter land, has better road access, will have less visual impact and is deliverable earlier than the original employment site	Agrees, subject to the production of a masterplan for the site's development to set out in more detail the layout and phasing of development, design guidance and the landscaping requirement.	The Reporters recommendation reflects that of the Council.  Developer to produce the masterplan.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Op20 Aughterarder Development Framework site	Should the Reporter be so minded, the Council would have no objection to a Flood Risk Assessment being required	Modify the Plan to add Flood Risk Assessment to the list of developer requirements	The Reporter's recommendation reflects that of the Council.	No
	Open space north of settlement, representation seeking removal of open space and/or housing allocation	Should the Reporter be so minded, the Council would have no objection to either protecting the site as open space, or alternatively excluding the site from the settlement boundary; to prevent development on this land.	Agrees with Council's suggestion to modify the Plan to remove open space designation from the site, and to remove it from the settlement boundary because housing development at this location would not be appropriate	The Reporter's recommendation reflects that of the Council.	No
	Ruthvenvale Mill, representation seeking housing allocation	No change to the Plan. There is a significant supply of effective housing land in the settlement and therefore allocation would be a matter for a future LDP	Modify the Plan to remove employment designation from part of the site.	The Reporter did not agree with the position of the Council.	No
<b>38 Strathearn Area - Crieff</b>	Land north of settlement boundary north of Horseshoe Drive, representation to include in settlement boundary	Should the Reporter be so minded, the Council would have no objection to an amendment to the settlement boundary	Following clarification, modify the settlement boundary to match that in the adopted Strathearn Area Local Plan	The Reporter's recommendation reflects that of the Council and opted to modify the plan.	No
	Crieff, new community facilities	No change to the plan. The general residential policy RD1 allows for community facilities where they are compatible with residential amenity and there is no need for additional clarification	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Land at Muthill Road, representing suggesting new employment sites	No change to the plan. The plan provides sufficient employment land in Crieff and the sites suggested would unacceptably impinge on the Garden and Designed Landscape at Drummond Castle, and one of the sites would be at risk of flooding from the River Earn	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No
	Cumulative impact of development on transport network, representations seeking a transport assessment of the A85 trunk road, and a relief road for east and south Crieff	No change to the plan, however and should the Reporter be so minded, the Council would have no objection to an amendment to a transport assessment of the A85 trunk road. Identification of a Crieff relief road would be unnecessary	Modify the plan to include additional wording that requires the housing allocations to demonstrate through an appropriate transport assessment that the A85 trunk road through Crieff can accommodate the level of development proposed, and that should mitigation measures be required, they must be agreed with Transport Scotland. Any proposal for a relief road would be a matter for a review of the Plan	The Reporter's recommendation reflects that of the Council and opted to modify the plan.	No
	Crieff town centre, representations seeking general regeneration, and masterplan	No change to the plan. The matters raised are in fact already covered	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Site at West March, Turretbank, representing seeking removal of open space allocation	No change to the plan. The site and trees are considered valuable to the landscape setting of the area	No modification. The wooded area is in private use however it is valuable to the landscape setting of the area and the scope of Policy CF1A should be extended to protect open spaces that have amenity value as well as those that have recreational value. Ownership of the land is not a determining issue but it is the value of the land to the community, either as a recreational or an amenity resource that is important.	The Reporter's recommendation reflects that of the Council.	No
	E26 Bridgend, representations seeking removal of employment allocation or reallocation of site for mixed uses	No change to the plan. It is important that a supply of employment land remains available in the area. Should the Reporter be so minded, the Council would have no objection to an additional requirement for a flood risk assessment	Amend plan to remove that part of site E26 north of Alichmore Lane and return settlement boundary to that of the Adopted Strathearn Area Local Plan. That part of the site is more steeply sloping so any development on this site would be prominent, and access and road safety issues have been identified. Other identified sites in Crieff can meet the employment land requirements of the Proposed LDP.	The Reporter did not agree with the position of the Council.	No as a replacement site is not required.
	E27 Broich Road, representations on suitable uses, reuse of listed farm house	No change to the plan. It is important that a supply of employment land remains available in the area. The suggested alternative uses would prevent employment use at the site. There is a requirement to implement an approved development brief	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	<p>MU7 Broich Road, representations seeking alternative site, removal of allocation, increased density at site, and road capacity improvements</p>	<p>No change to the plan. The Main Issues Report considered but discounted a larger site. Alternative housing and mixed use suggestions were also considered at that stage. It was concluded that site MU7 at the indicated density would be an appropriate and necessary allocation, and that mitigation measures should address road capacity issues</p>	<p>Amend boundaries of MU7 to expand site to south and east to reflect that proposed in representation; and expand open space allocation to protect the scheduled monument at Broich. The Broich Road area is the appropriate long-term location for the expansion of Crieff and the proposed masterplan will guide future development in the area.</p>	<p>The Reporter did not agree with the position of the Council.</p>	<p>Although relatively major changes are recommended by the Reporter, these would not change the original screening determination.</p>
	<p>Op21 Broich Road, representation seeking infrastructure improvements prior to development</p>	<p>No change to the plan. The issues raised are already covered in the plan.</p>	<p>No modification to the Plan.</p>	<p>The Reporter's recommendation reflects that of the Council.</p>	<p>No</p>
	<p>H55 Laggan Road, representations seeking removal or road safety improvements</p>	<p>No change to the plan. While the site's capacity is limited, it is appropriate that a site such as H55 be available for development in the shorter term while the other more longer-term development options are progressed</p>	<p>Remove H55 from the plan. There is overwhelming opposition to the site and it would be premature to designate site H55 until the adequacy of the local road system to accommodate the development has been determined.</p>	<p>The Reporter did not agree with the position of the Council.</p>	<p>No as a replacement site is not required.</p>
	<p>H57 Wester Tomaknock, representations seeking alternative larger site, removal,</p>	<p>No change to the plan. The options for developing a larger site were explored at the Main Issues Report stage but there was potential for adverse impacts on views,</p>	<p>Modify the boundaries of H57, change its size to 10.2 ha and its capacity to 100-120 units maximum; to reflect that proposed in representation. Amend text to state that the appropriate landscaping requirements, including a woodland</p>	<p>The Reporter did not agree with the position of the Council.</p>	<p>Although relatively major changes are recommended by the</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	reallocation to MU7 or road safety and drainage improvements	habitats and landscape, and potential flood risk to the south. It is acknowledged that the surrounding network of minor roads limits the site's capacity. However it was concluded that site H57 would be an appropriate and necessary allocation, and that mitigation measures could address road capacity and flood risk issues	strip, will reduce its developable area to 6.4 ha. The Reporter concluded that there is no doubt that the site constitutes a significant incursion into open countryside in an area of high landscape value but development of greenfield land is inevitable if the housing requirement for the Strathearn housing market area set out in TAYplan is to be met. Although there is land for housing at Broich Road (MU7), another site such as H57 would provide choice in the housing market. It is considered that there are merits to enlarging the size of site H57 as proposed by the prospective developer		Reporter, these would not change the original screening determination.
<b>39 Strathearn Area Settlements with Proposals</b>	H58 Cowden Road, Comrie. Representations seeking removal of the site, improvements to access and road network	No change to the plan	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No
	Tomperran Farm, Comrie. Representation seeking reallocation from employment to residential	No change to plan, however should the Reporter be so minded, the Council would have no objection to the removal of employment allocation	Amend plan to remove employment allocation and retain the site within the settlement boundary	The Reporter's recommendation reflects that of the Council and opted to modify the Plan.	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
<b>40 Strathearn Area Small Settlements and Landward Sites</b>	Blackford, representations seeking residential allocation and relocation of existing open space. Site was excluded from Proposed LDP	No change to plan. Privately owned open space area in the village, traditionally used for the annual Highland Games event. At flood risk, particularly from north and west. Village already has an effective housing site.	Agree because TAYplan seeks to concentrate the majority of Strathearn's housing development in the principle settlements of Auchterarder and Crieff. No justification therefore for further housing allocations in Blackford.	The Reporter's recommendation reflects that of the Council.  Reporter was also against the relocation of the community open space.	No
	Suggested site for allotments south of Commander's Grove, Braco	No change to plan. No letters of representation were received seeking allotments use at the site, and it already benefits from protection because it is outside the settlement boundary	A new policy PM4 inserted by the reporter under Issue 8b will strengthen protection of the site.	The Reporters recommendation reflects that of the Council.	No
	Sites north of Grahame Terrace, south of A85, and north of the settlement, Gilmerton, representations seeking residential allocations	No change to plan. The site north of Grahame Terrace is not effective but should remain inside the settlement boundary; the site south of A85 is divorced from the settlement and there are significant access issues; and the site north of the settlement is contrary to the Plan's strategy	No modification to the Plan. It would be inappropriate to allocate the site north of Grahame Terrace for housing but should the site's non-effectiveness be overcome, Policies PM1 and RD1 would allow residential development; there is no justification for the allocation of the site south of A85 because nearby Crieff has a generous supply of effective housing land, the site is not well-related to the form of the settlement, and there are problems accessing the site; and the scale of development suggested for the site north of the settlement would be contrary to the Proposed LDP's housing strategy and to that of TAYplan, which concentrates the majority of development in the principal settlements of Crieff and Auchterarder	The Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Site east of Firhill, Orchill Road, Gleneagles, representation seeking residential allocation	No change to plan. The site performs an important function in maintaining physical separation between Auchterarder and Gleneagles, and removal of trees would not be supported	No modification to the Plan. Development of the site would be inappropriate because it would constitute ribbon development, and could lead to the complete coalescence of Auchterarder and Gleneagles.	The Reporter's recommendation reflects that of the Council.	No
	Former Muirton Coachworks, Gleneagles, representation seeking residential allocation	No change to plan. The site remains in the settlement boundary where Policy RD1 supports residential development	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No
	Greenloaning, representations seeking amendments to settlement boundary and a residential allocation	No change to plan. The village already has a site with residential consent, and the southern extension would be inappropriate because of noise from adjacent A9 trunk road	Modify the settlement boundary to include land at the junction of the A822 and the A9	The Reporter did not agree with the position of the Council.	No
	Muthill, representations seeking three amendments to settlement boundary at Wardside, east and north of Muthill Church, and at Golf Course Road	No change to plan. There is already scope for infill development in the village, however should the Reporter be so minded, the Council would have no objection to including two of the amendments at Golf Course Road and Wardside	No modification to the Plan. The suggested amendments would all be inappropriate. There is no need for further housing land in the Strathearn housing market area and in particular the fields east and north of the church form a valuable component of the setting of the listed church	The Reporter opted not to modify the plan.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	St David's, representation seeking large extension to settlement boundary	No change to plan. Would not be consistent with TAYplan, and no new allocations are required in the village	No modification to the Plan. The settlement boundary is drawn tightly around existing development to protect the form and character of this small village	The Reporter's recommendation reflects that of the Council.	No
	New Fowlis, representation seeking either a residential allocation, or a settlement boundary incorporating a suggested site	No change to plan. Would not be consistent with TAYplan, and no new allocations are required in the village. The removal of the settlement boundary allows for limited further development under Policy RD3 housing in the countryside	No modification to the Plan.	The Reporter's recommendation reflects that of the Council.	No
	Craigend, representation seeking new settlement allocation	No change to plan. Would not be consistent with TAYplan. There is already a generous supply of effective housing land in the Strathearn housing market area.	No modification to the Plan. Further consideration of this proposal would be a matter for a review of TAYplan	The Reporter's recommendation reflects that of the Council.	No
	Land north of Cultybraggan Camp, representation seeking residential	No change to plan. The suggested proposal for five houses would be considered under Policy RD3 housing in the countryside	No modification to the Plan. A residential allocation would be inconsistent with TAYplan however the Housing in the Countryside Guide provides the opportunity for up to five new houses on rural brownfield land	The Reporter's recommendation reflects that of the Council.	No

## STRATHMORE AND THE GLENS AREA

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
41- Strathmore & the Glens Area- Alyth & New Alyth	Alyth settlement- land at Annfield Place/Isla road	Retain area in town boundary, but do not allocate as site	No modification to the Plan	Reporter's recommendation reflects that of the Council	No
	Alyth Glebe	Retain area in town boundary, but do not allocate as site	No modification to the Plan	Reporter's recommendation reflects that of the Council	No
	E30: Mornity	Retain as employment site within Plan	No modification to the Plan	Reporter's recommendation reflects that of the Council	No
	H59: Glenree	Retain in Plan	No modification to the Plan	Reporter's recommendation reflects that of the Council	No
	New sites	No additional sites required	No modification to the Plan	Reporter's recommendation reflects that of the Council	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
42 Strathmore & the Glens Area- Blairgowrie & Rattray	General: Rosemount Area	Some small areas identified could be taken out of open space designation if the Reporter is so minded; other areas suggested should be retained.	It is important that this significant area of green space (Rosemount) within the settlement boundary be protected for its amenity value, even if privately owned. Even small areas make a significant contribution; policy CF1 adequately covers this area.	Reporter opted not to modify Plan	No
	E31 & H62 Welton Road	Retain sites. Amend developer requirements to incorporate mitigation measures as set out in HRA.	No modification to the Plan Supports the designations, add the following criteria to the developer requirements for E31 on page 283: <ul style="list-style-type: none"> <li>• <i>‘Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.</i></li> <li>• <i>Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.’</i></li> </ul>	Reporter's recommendation reflects that of the Council.	Minor positive SEA / HRA implications

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	MU5: Western Blairgowrie	No modification to the Plan	<p>Add the following to the site-specific developer requirements on Page 283:</p> <ul style="list-style-type: none"> <li>• <i>Flood Risk Assessment.</i></li> <li>• <i>Protect local footpaths and the Ardblair Trail.</i></li> <li>• <i>Expand woodland on west side of site.</i></li> <li>• <i>Layout of the development to minimise impact on residential properties.</i></li> </ul>	These additions to the developer requirements are acceptable, and would be likely to have been included in the masterplan for the site.	No
	H63: Glenalmond road	No modification to the Plan	The site developer requirements adequately cover the points raised by representations, no change proposed to Plan.	Reporter's recommendation reflects that of the Council.	No
	H64: Blairgowrie South	No modification to boundary of site, however if the Reporter were so minded the site specific requirements could be expanded to include a flood risk assessment and re-opening of the culvert, the site could potentially be expanded southwards towards Golf Course Road.	<p>No need to extend boundary southwards towards Golf Course Road.</p> <p>Despite no known flooding constraint, a flood risk assessment would ensure that any such issues were taken into account in the layout and design of development.</p> <p>Add the following to the site-specific developer requirements on Page 284:</p> <ul style="list-style-type: none"> <li>• <i>Flood Risk Assessment and investigate potential for removing culvert.</i></li> </ul>	<p>Small addition to site specific developer requirements,</p> <p>Reporter's recommendation reflects that of the Council.</p>	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	New sites: Westfield of Rattray	No modification to the Plan, i.e. no new sites to be added to the Plan	Policies ED3 Rural Business and Diversification and RD3 Housing in the countryside will support redevelopment of the brownfield site. The allocation however of over 3 ha of land at the northern extremity of the town for housing and other purposes would not be appropriate as the site is detached from town centre and services, and better more acceptable sites are allocated. Site is less sustainable than others identified	Reporter's recommendation reflects that of the Council.	No
	Wellbank Hattton Road, area north of Westfield	No modification to the Plan, i.e. no new sites to be added to the Plan	No new sites accepted; no modification to the Plan  Loss of this site would erode rural character of the area woodland area should be protected from development Site is too remote  Many of these areas are protected as open space under policy CF1, this undeveloped area contributes to the semi-rural character of the area and should be protected for its amenity value.  No new sites accepted; no modification to the Plan	Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Kirkton Road, Rattray	No modification to the Plan, i.e. no new sites to be added to the Plan	No new sites accepted; no modification to the Plan	Reporter's recommendation reflects that of the Council.	No
	Blairgowrie Glebe	No modification to the Plan, i.e. no new sites to be added to the Plan	No new sites accepted; no modification to the Plan	Reporter's recommendation reflects that of the Council.	No
	Other sites in Rosemount	No modification to the Plan, i.e. no new sites to be added to the Plan	No new sites accepted; no modification to the Plan	Reporter's recommendation reflects that of the Council.	No
<b>43- Strathmore &amp; the Glens Area Coupar Angus</b>	Adjustment of boundary at Beechill road	No modification to the Plan	There is no reason in principle why a modest development of sympathetic design could not be accommodated that ensured satisfactory privacy for the existing houses. The scale of the development would be severely limited by the capacity of the lane to accept additional traffic. There is therefore no reason to modify the settlement boundary in this location.	Reporter's recommendation reflects that of the Council.	No
	Flood risk – particularly a substantial part of the land towards the south of the town	In the absence of any FRA the Council has adopted the precautionary principle and avoided development proposals in areas shown in the SEPA 1:200 year flood risk maps	No modification to the Plan  The Council's approach is consistent and rational	Reporter's recommendation reflects that of the Council.	No



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Protection of future by-pass line/provision of by-pass and E33: East of Scotland Farmers	If the Reporter is so minded to include either an appropriate zoning in the vicinity of the (Burnside Road) roundabout, or exclude this area from the town envelope, the Council would be comfortable with either of these solutions.	Protection of future bypass line 1. Add the following text to paragraph 9.4.3: <i>"The Council will not permit any development which could prejudice the construction of a bypass at a future date between Burnside Road and Dundee Road."</i> E33: East of Scotland Farmers 2. Exclude the triangular area of land adjoining the roundabout at Burnside Road, shown as site 09762/1/001 on Schedule 4 document 050, from the settlement boundary.	Reporter's recommendation reflects that of the Council.	No
	H65 Larghan	If the Reporter is so minded to exclude the remainder of this field from the designated site, or to designate the remainder of the field as an open area, the Council would be comfortable with either of these positions	Exclude the most easterly field (part of which is already identified as landscaping) from site H65.	Reporter's recommendation reflects that of the Council.	No
	New Sites	No modification to the Plan	No modification to the Plan  No allocations recommended: The various sites are either within the flood risk area as shown on SEPA flood maps, are constrained by the proximity of the Vion factory, too close to the East of Scotland Farmers site (potential noise nuisance) or lie in an elevated	Reporter's recommendation reflects that of the Council.	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>position and would not be a good fit in the landscape. There is no need to allocate the two adjoining undeveloped plots on Bogside Road for housing, as they lie within the settlement boundary where there is a presumption in favour of development which meets the general policies of the Proposed Plan.</p>		
<p><b>44- Strathmore &amp; the Glens Area- Settlements with Proposals</b></p>	<p>H66: Ardler</p>	<p>No modification to the Plan i.e. retain site for housing</p>	<p>Delete housing site H66, realign settlement boundary to exclude site and modify paragraph 9.5.2 accordingly. Make consequential changes to table under paragraph 9.1.11</p>	<p>The Reporter did not agree with the position of the Council</p>	<p>No</p>
	<p>H67: Carsie</p>	<p>No modification to the Plan i.e. retain site for housing</p>	<p>Delete proposed housing site H67, and re-designate the land as open space (Open space policy CF1). Make consequential modifications to table under paragraph. 9.1.11</p>	<p>Loss of site owned by Council will mean it can no longer be considered for the development of new Council Housing.  The Reporter did not agree with the position of the Council</p>	<p>No</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	H68: Ardler Road Meigle	Retain housing site, if Reporter so minded additional amendment to site specific developer requirements could be added as suggested by SNH	<p>Add the following criteria to the site-specific developer requirements section on Page 301:</p> <ul style="list-style-type: none"> <li>• <i>“Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation.</i></li> <li>• <i>Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation.”</i></li> </ul>	Reporter's recommendation reflects that of the Council	Minor positive SEA / HRA implications

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	H69: Forfar Road Meikle	The wording used is intended to make it clear that the site, may, at some time in the future, be extended, and that any development should not preclude the possibility that this may happen. It is not a foregone conclusion, merely a wish to make it clear that future options should not be prejudiced.	No modification is required to clarify the point.  There is no need to delete the comment in paragraph 9.14.2 that H69 'is capable of accommodating much more development', since it is merely a statement of fact consistent with the detailed terms of the allocation on page 302 of the Plan.	Reporter's recommendation reflects that of the Council	No
	MU6: Spittalfield	No modification to the Plan	No modification to the Plan	Reporter's recommendation reflects that of the Council	No
	New sites Ardler, Meikle and Spittalfield	No new sites required, no modification to the Plan	No new sites accepted. No modification to the Plan	Reporter's recommendation reflects that of the Council	No
<b>45- Strathmore &amp; the Glens Area- Small Settlements</b>	Bridge of Cally boundary adjustment	No modification of the Plan	Adjust settlement boundary as shown on Schedule 4 document 358. (States that inclusion of this area does not represent a commitment to residential development on the land)	Small additional area added to settlement of Bridge of Cally	No

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
	Concraigie,	Boundary of Concraigie should remain tightly drawn because of Lunan Valley catchment Area. If Reporter is so minded additional text could be incorporated into Plan to take account of HRA, either through text to individual site, or inclusion of new Policy and update of Policy EP6	<p>1. Settlement boundary of Concraigie should not be extended</p> <p>2. Incorporate the following new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60):</p> <p><i>"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/Donavourd/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.</i></p> <p><i>(a) Drainage from all development should ensure no reduction in water quality.</i></p> <p><i>(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.</i></p>	Reporter's recommendation reflects that of the Council.	Minor positive SEA / HRA implications

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>(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.</p> <p>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"</p> <p>3. Update Policy EP6: Lunan Valley Catchment Area to include a new paragraph after</p> <p>"... 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).</p> <p>4. Update the Spatial Strategy Considerations section (paragraph 9.9.2, page 296) to read: "Concraigie lies within the Lunan Lochs and</p>		

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p><i>River Tay Catchment Areas; Policies EP6 and EP15 set out the relevant criteria for development within these areas."</i></p>		
	Craigie	<p>If Reporter is so minded additional text could be incorporated into Plan to take account of HRA, either through text to individual site, or inclusion of new Policy and update of Policy EP6</p>	<p>2. Incorporate the following new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60):  <i>"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/Donavour/East Haugh/Ballyoukan, Fortingall, Grantully/Strathay/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</i></p>	<p>Reporter's recommendation reflects that of the Council.</p>	<p>Minor positive SEA / HRA implications</p>

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>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"</p> <p>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).  Update the Spatial Strategy</p>		



Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>Considerations section (paragraph 9.10.2, page 297) to read: “<i>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.</i>”</p>		
	Kirkmichael	<p>Boundary of Kirkmichael should remain as drawn, suggested extensions are either extensive, involve difficult access or are prone to flooding. If Reporter is so minded additional text could be incorporated into Plan to take account of HRA, either through text to individual site, or inclusion of new Policy and update of Policy EP6</p>	<p>1. No alteration to boundary of Kirkmichael  2. Incorporate the following new policy ‘EP15: Development within the River Tay Catchment Area’ into the Plan (page 60):  <i>“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/Donavourd/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.</i></p>	Reporter’s recommendation reflects that of the Council.	Minor positive SEA / HRA implications

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>(a) Drainage from all development should ensure no reduction in water quality.</p> <p>(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.</p> <p>(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.</p> <p>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"</p> <p>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</p>		

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p><i>Butterstone, Concraigie, Craigie and Kinloch so as to ensure no adverse effects on the Dunkeld-Blairgowrie Special Area of Conservation:</i>" and insert the same criteria as listed above, but reference them (d) to (f). Update the Spatial Strategy Considerations section (paragraph 9.13.2, page 300) to read: "<i>Kirkmichael lies within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development within this area.</i>"</p>		
	Kinloch	<p>Boundary of Kinloch should remain as drawn, proposed extension is out of scale with requirements. If Reporter is so minded additional text could be incorporated into Plan to take account of HRA, either through text to individual site, or inclusion of new Policy and update of Policy EP6.</p>	<p>1. No amendment to settlement boundary  2. Incorporate the following new policy 'EP15: Development within the River Tay Catchment Area' into the Plan (page 60):  "<i>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/Strathay/Little Ballinluig, Logjerait, Tummel Bridge,</i></p>	Reporter's recommendation reflects that of the Council.	Minor positive SEA / HRA implications

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p><i>Concraigie, Craigie and Kinloch, and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.</i></p> <p><i>(a) Drainage from all development should ensure no reduction in water quality.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>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"</i></p> <p><i>3. Update Policy EP6: Lunan Valley Catchment Area to include a new paragraph after</i></p> <p><i>"...to the satisfaction of the Planning Authority in conjunction with the</i></p>		

Issue	Site name	Council's Recommendation	Reporter's Recommendation	Officer Comments	SEA/ HRA implications?
			<p>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). 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."</p>		
	Meikleour	<p>No major extension to village boundary, make factual correction to text to reflect the closure of the Post Office (paragraph 9.15.1.) If Reporter is so minded a minor adjustment to settlement boundary could be accommodated in the immediate vicinity of the telephone exchange.</p>	<p>No change to boundary of village proposed. Site adjacent to telephone exchange would involve loss of trees in an area adjacent to a designed landscape.  It is open to the Council to make a minor factual correction to the Plan to reflect the closure of the Post Office.</p>	Reporter's recommendation reflects that of the Council	No